

## \$2,355,000 - 50256 Rge Rd 11, Rural Leduc County

MLS® #E4422398

**\$2,355,000**

4 Bedroom, 3.00 Bathroom, 2,031 sqft

Rural on 373.50 Acres

None, Rural Leduc County, AB

373.5 Acres on 3 titles (in documents titles, tax searches, affidavit of value) Buyer to confirm if organic farmed. Older home in good condition needing upgrading, several out buildings, 2 quarters of land, & a titled island in the north Saskatchewan river. Great opportunity for a smart buyer!!

Built in 1976

### Essential Information

MLS® #	E4422398
Price	\$2,355,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,031
Acres	373.50
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### Community Information

Address	50256 Rge Rd 11
Area	Rural Leduc County
Subdivision	None



City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### **Amenities**

Features	Hot Water Natural Gas
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### **Interior**

Heating	Hot Water, Natural Gas
Stories	5
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Cross Fenced, Private Setting, River View, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	72
Zoning	Zone 90
Foreclosure	Yes

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Listing information last updated on May 4th, 2025 at 5:17am MDT