

Courtesy Of Drew N Kardash Of Professional Realty Group

## **\$649,900 - 49341 Rge Road 275, Rural Leduc County**

MLS® #E4429230

**\$649,900**

6 Bedroom, 3.00 Bathroom, 1,387 sqft

Rural on 5.09 Acres

None, Rural Leduc County, AB

Set on just over 5 PRIVATE ACRES, this BEAUTIFULLY UPDATED 6-bedroom bi-level home offers the perfect blend of space, functionality, and country charm. With RECENT RENOVATIONS throughout, this home is truly MOVE-IN READY. Major updates include NEW SHINGLES (2023), a hot water tank (2022), and an UPGRADED SEPTIC SYSTEM (~5 years ago), giving peace of mind for years to come. Inside, you'll find SIX SPACIOUS BEDROOMS, three bathrooms, and GENEROUS LIVING AREAS both upstairs and in the FULLY FINISHED BASEMENT—ideal for large families or multi-generational living. A MATURE TREE-LINED DRIVEWAY welcomes you to the expansive yard, which features a HEATED 40'™X60'™ SHOP, a barn, and several additional outbuildings—perfect for storage, hobbies, toys, and everything in between. Enjoy the serenity of country living just 9 minutes from Calmar, with nearly ALL-PAVED ACCESS. With room to grow, make this acreage your own slice of paradise!

Built in 1982

### **Essential Information**

MLS® # E4429230

Price \$649,900



Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,387
Acres	5.09
Year Built	1982
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	49341 Rge Road 275
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Features	Deck, Hot Water Natural Gas, Workshop
----------	---------------------------------------

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 4th, 2025
-------------	-----------------

Days on Market 32

Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 6th, 2025 at 10:17am MDT