

# \$1,595,500 - 49072 Rge Road 233, Rural Leduc County

MLS® #E4447800

**\$1,595,500**

6 Bedroom, 3.50 Bathroom, 2,562 sqft

Rural on 74.08 Acres

None, Rural Leduc County, AB

Incredible opportunity to own 74 acres with a completely renovated 2562 sq ft walkout bungalow and fully finished basement. Ideal for running a business from home, this property features a 50'™x100'™ heated shop with car lift, power rail for equipment, and 25 KVA power. The 6-bedroom, 4-bath home includes a massive island kitchen with built-ins, huge living and family rooms, wood & gas fireplaces, and a luxurious primary suite with a custom tiled shower and walk-in closet the size of a bedroom. Enjoy the wraparound deck—covered at the back with skylights—a 14'™x8'™ swim spa with motorized cover, paving stone patio, and fire pit area. The oversized heated garage is 21'™x32'™. All roads—right to the house and shop—are 100% paved. Extras include a massive main floor laundry, 3200-gal cistern plus a 12 GPM well, newer septic, a 20x20 cabin, garden shed, groomed walking trails, and gorgeous treed privacy. Fully redone in 2012—this is truly a one-of-a-kind live/work acreage!

Built in 1977

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4447800    |
| Price    | \$1,595,500 |
| Bedrooms | 6           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,562                  |
| Acres          | 74.08                  |
| Year Built     | 1977                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 49072 Rge Road 233 |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 1Z0            |

### Amenities

|          |                                                                                                                                |
|----------|--------------------------------------------------------------------------------------------------------------------------------|
| Features | Bar, Deck, Exercise Room, Front Porch, Hot Tub, No Smoking Home, Patio, Pool-Outdoor, R.V. Storage, Walkout Basement, 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 | Hillside, Landscaped, Private Setting, Rolling Land, Treed Lot |
| Construction      | Wood                                                           |
| Foundation        | Preserved Wood                                                 |

### Additional Information

Date Listed July 15th, 2025

Days on Market 20

Zoning Zone 80

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 August 4th, 2025 at 12:02pm MDT