

## \$439,900 - 48041 Rge Road 264, Rural Leduc County

MLS® #E4455577

**\$439,900**

3 Bedroom, 2.00 Bathroom, 1,173 sqft

Rural on 5.19 Acres

None, Rural Leduc County, AB

Immediate possession available! 3 bed, 2 bath modular home built in 2007, open floor plan with solid oak cabinets and upgraded vinyl plank flooring and gas fireplace. Primary bedroom features an en suite with separate shower and jetted tub. Another large bedroom boasts double closets and SE facing bay window. Conveniently located only 20 minutes to Leduc, 25 minutes to the airport, 9 minutes to Wizard Lake, within the New Humble Centre School District or Calmar. 5.19 acres fenced with page wire, oak trees planted, owners were planning on building a house so utilities are set up to handle a 6 bedroom house. Tank and mound sewer system, underground power, good drilled well. Plenty of room to build a dream home and shop. Or just move in and enjoy!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455577  |
| Price          | \$439,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,173     |
| Acres          | 5.19      |
| Year Built     | 2007      |



|          |                        |
|----------|------------------------|
| Type     | Rural                  |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 48041 Rge Road 264 |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 0V0            |

### Amenities

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### Interior

|                   |                       |
|-------------------|-----------------------|
| Interior Features | ensuite bathroom      |
| Heating           | Forced Air-1, Propane |
| Stories           | 1                     |
| Has Basement      | Yes                   |
| Basement          | None, No Basement     |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Modular            |
| Exterior Features | Fenced, Level Land |
| Construction      | Modular            |
| Foundation        | Block              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 65                  |
| Zoning         | Zone 90             |

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Listing information last updated on November 5th, 2025 at 1:02am MST