

## \$2,500,000 - 49317 Rge Road 245, Rural Leduc County

MLS® #E4445051

**\$2,500,000**

5 Bedroom, 4.00 Bathroom, 2,185 sqft

Rural on 80.00 Acres

None, Rural Leduc County, AB

80 ACRES farmland on the very edge of Leduc City. 5 minutes from LEDUC REC CENTRE. Can be sub-divided. WITHIN FUTURE LEDUC ANNEXATION BOUNDARY. Impeccably well built 5 bed, 4 full bath custom family bungalow. 50x72 shop with LARGE heated workshop. Over sized heated triple garage. Huge back entrance with full bathroom & main floor laundry. 3 generous bedrooms on main floor. Vaulted ceiling living room and kitchen. Entire stone wall wood fireplace, LARGE dining room & kitchen. SOLID OAK custom cabinetry throughout entire home. Enclosed maintenance free screened in porch. Beautiful expansive covered front veranda. Hot tub deck off primary bedroom with 2 walk-in closets, 5pc ensuite with DEEP soaker jet tub & steam shower. Massive downstairs family room, pool table, wet bar, gas fireplace, home theatre, exercise room, bedroom & bathroom. MASSIVE SHOP with 4-14'™ high doors, 220V, concrete floor, finished heated workshop/recreation mezzanine. NO EXPENSE SPARED. Triple pane windows, well insulated, new shingles.

Built in 1998

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4445051    |
| Price  | \$2,500,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,185                  |
| Acres          | 80.00                  |
| Year Built     | 1998                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 49317 Rge Road 245 |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 2P8            |

### Amenities

|          |                                                                                                                                                                                                                                                                                            |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Bar, Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Front Porch, Hot Tub, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Secured Parking, Vaulted Ceiling, Vinyl Windows, Wet Bar, Workshop, See Remarks, Natural Gas BBQ Hookup |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                            |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden |
| Construction      | Wood                                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 30th, 2025  
Days on Market                60  
Zoning                              Zone 80

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