

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

MLS® #E4447800

**\$1,595,500**

6 Bedroom, 4.00 Bathroom, 2,562 sqft

Single Family on 74.08 Acres

None, Rural Leduc County, Alberta

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! (id:6289)

Built in 1977

## Essential Information

|           |             |
|-----------|-------------|
| Listing # | E4447800    |
| Price     | \$1,595,500 |
| Bedrooms  | 6           |
| Bathrooms | 4.00        |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 2,562         |
| Acres          | 74.08         |
| Year Built     | 1977          |
| Type           | Single Family |
| Style          | Bungalow      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 49072 Rge Road 233 |
| Subdivision | None               |
| City        | Rural Leduc County |
| Province    | Alberta            |
| Postal Code | T0C1Z0             |

### Amenities

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Features     | Hillside, Private setting, Treed, Rolling, No Smoking Home, Agriculture |
| Parking      | Attached Garage, Heated Garage, Oversize, RV                            |
| # of Garages | 1                                                                       |
| Has Pool     | Yes                                                                     |
| Pool         | Outdoor pool                                                            |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Alarm System, Dishwasher, Dryer, Storage Shed, Stove, Washer, Window Coverings, See remarks, Refrigerator |
| Heating      | Forced air                                                                                                |
| Fireplace    | Yes                                                                                                       |
| Fireplaces   | Wood                                                                                                      |
| # of Stories | 1                                                                                                         |
| Has Basement | Yes                                                                                                       |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Initia Real Estate |
|----------------|--------------------|



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 26th, 2025 at 7:46pm MDT