

# **\$799,900 - 48344 Rge Road 264, Rural Leduc County**

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MLS® #E4438343

**\$799,900**

5 Bedroom, 2.50 Bathroom, 2,570 sqft

Rural on 10.82 Acres

None, Rural Leduc County, AB

\*\*\* I don't know if this would interest you, but! \*\*\* Sometimes when searching for a beautiful acreage in the country, you find a home that doesn't suit your family. The land isn't as big as you'd like. Or you can't find a place with the parking & shop space you need. Well, if that's been your struggle, this might be the place for you. But only if! 1) Close to town(s): Quick drive to Calmar (Calmar Bakery!), Devon, Leduc. And if you HAVE to venture to Edmonton it's not that far away 2) SPACE: 10.82 acres. Room for some horses, quads, or flock of sheep. (Don't forget chickens!) 3) HUGE Country Home w/ MODERN Upgrades. FIVE Bdrms + Office/Den. Cozy wood stove in the huge family room. Exposed brick & timbers. Space downstairs for extras (and loud teenagers). Ensuite + Main bath w/ heated floors 4) PARKING: Not only an attached TRIPLE garage w/ IN-FLOOR HEAT, but you also get a MASSIVE quonset (Wife won't let you buy a tractor? Get three. It's so big inside she probably won't notice). Welcome Home!



Built in 1950

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4438343  |
| Price  | \$799,900 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,570                  |
| Acres          | 10.82                  |
| Year Built     | 1950                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 48344 Rge Road 264 |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 0V0            |

### Amenities

|          |   |
|----------|---|
| Features | Deck, Front Porch, No Smoking Home, Open Beam, Parking-Extra, R.V. Storage, Vinyl Windows, Workshop |
|----------|---|

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Creek, Fenced, Ravine View, Vegetable Garden |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter                           |

### Additional Information

Date Listed May 23rd, 2025

Days on Market 24

Zoning Zone 90

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Listing information last updated on June 16th, 2025 at 6:47pm MDT