

# \$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 deckâ€”covered at the back with skylightsâ€”a 14'x8' swim spa with motorized cover, paving stone patio, and fire pit area. The oversized heated garage is 21'x32'. All roadsâ€”right to the house and shopâ€”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 2012â€”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
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### 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 52

Zoning Zone 80

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Listing information last updated on September 5th, 2025 at 5:32pm MDT