

## \$325,000 - 48437 Rge Road 34, Rural Leduc County

MLS® #E4455371

**\$325,000**

1 Bedroom, 1.00 Bathroom, 775 sqft

Rural on 3.21 Acres

None, Rural Leduc County, AB

Nestled just outside of the charming village of Warburg, this 3.21 acre property is surrounded by wide-open farmer's fields, offering peace and privacy, and endless prairie views. This rare investment embodies country living at its finest. Enjoy a coffee on the front porch while watching the sun rise and set. Rain on the tin roof brings cozy vibes along with a wood-burning stove. A wood chute from the side of the home compliments the wood-burning stove adding rustic charm and efficiency. Upstairs is lined with stunning cedar ceiling with one bedroom and one bathroom. The basement is awaiting your finishing touch granting instant equity with two framed-in bedrooms, an additional living space, and plumbing and electrical in place. Whether you are looking for a quiet escape, space for a hobby farm, or a property with room to grow, this acreage has an excellent foundation in place to create an ideal country retreat, and just a short drive from town amenities. Get it while you can!

Built in 2004

### Essential Information

MLS® # E4455371

Price \$325,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 775                    |
| Acres          | 3.21                   |
| Year Built     | 2004                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 48437 Rge Road 34  |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 2T0            |

### **Amenities**

|          |             |
|----------|-------------|
| Features | Front Porch |
|----------|-------------|

### **Interior**

|              |                                             |
|--------------|---------------------------------------------|
| Heating      | Forced Air-1, Wood Stove, Natural Gas, Wood |
| Fireplace    | Yes                                         |
| Stories      | 1                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Partially Finished                    |

### **Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood                                                     |
| Exterior Features | Backs Onto Park/Trees, Fenced, Low Maintenance Landscape |
| Construction      | Wood                                                     |
| Foundation        | Concrete Perimeter                                       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 55                |
| Zoning         | Zone RUR1         |

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