# \$725,000 - A49523 Rge Road 261, Rural Leduc County

MLS® #E4430833

## \$725,000

2 Bedroom, 2.00 Bathroom, 1,230 sqft Rural on 6.18 Acres

None, Rural Leduc County, AB

Opportunity KNOCKS - 2 RESIDENCES on the perfect acreage minutes west of Leduc. Live in one and rent out the other on 6.18 acres, not in a subdivision. Beautifully treed and fenced for horses. Original bungalow is 1230sqft with 2 bedrooms, 2 baths, laundry room, cozy iving room and dining room. New shingles 2024. Open concept kitchen has maple cabinets. Single attached garage and nice deck overlooking the backyard. 2nd residence is a 2012 Sunshine Homes modular home, 2280sqft with 4 beds, 2 full baths, modern kitchen with built in SS appliances, sit up island, corner pantry, large living room,, quartz countertops, bonus room with electric fireplace and wet bar. Large 12x50 deck overlooking the gorgeous scenery. Double detached garage is 30x30, heated and insulated with 10 foot walls. Outbuildings include: 3 sheds, shelter for horses. Unique property with 2 residences is ideal for the growing family or extra rental income. Welcome to country living just outside of Leduc.

Built in 1976

## **Essential Information**

MLS® # E4430833 Price \$725,000







Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,230

Acres 6.18

Year Built 1976

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address A49523 Rge Road 261

Area Rural Leduc County

Subdivision None

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T9E 2X1

## **Amenities**

Features Deck, Hot Water Tankless

Parking Spaces 10

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas, Propane

Fireplace Yes

Stories 1

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood

Exterior Features Airport Nearby, Fenced, Golf Nearby, Treed Lot

Construction Wood Foundation Piling

## **Additional Information**

Date Listed April 14th, 2025

Days on Market 204

Zoning Zone 90

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