

\$1,550,000 - 1040 49320 Rge Road 240 A, Rural Leduc County

MLS® #E4454093

\$1,550,000

5 Bedroom, 4.50 Bathroom, 2,481 sqft

Rural on 2.94 Acres

Deer Crossing Estates, Rural Leduc County, AB

Discover the perfect blend of luxury and rural tranquility in this fully finished bungalow set on 2.90 picturesque acres. Designed with a bright, open-concept, this home offers comfort and privacy. The 5 spacious bedrooms, each offer direct access to a full bathroom, providing comfort and privacy for family and guests alike. Throughout the home you'll find hardwood and granite finishes and the warmth of in-floor heating. The fully finished basement expands the living space with a recreation room and full wet bar. Step outside onto the large partially covered deck, ideal for enjoyment come rain or shine. Car enthusiasts and hobbyists will love the heated quad attached garage along with the impressive shop, complete with 220 wiring, in-floor heating, and 2-piece bathroom. There is an RV pad with full hook-up and dump station making it easy to prepare for your next adventure or return home. With thoughtful upgrades, abundant space, and a private, picturesque location, this property is truly a rare find.

Built in 2016

Essential Information



MLS® #	E4454093
Price	\$1,550,000
Bedrooms	5
Bathrooms	4.50
Full Baths	3
Half Baths	3
Square Footage	2,481
Acres	2.94
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	1040 49320 Rge Road 240 A
Area	Rural Leduc County
Subdivision	Deer Crossing Estates
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0W1

Amenities

Features	Air Conditioner, Deck, No Smoking Home, R.V. Storage, Sprinkler Sys-Underground, Vaulted Ceiling, Wet Bar, Natural Gas BBQ Hookup
----------	---

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	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, No Back Lane, Paved Lane, Private Setting

Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 20th, 2025
Days on Market	8
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 28th, 2025 at 12:47pm MDT