

# **\$565,000 - 49336 Range Road 20, Rural Leduc County**

MLS® #E4459522

**\$565,000**

3 Bedroom, 1.50 Bathroom, 1,489 sqft

Rural on 27.11 Acres

None, Rural Leduc County, AB

Visit REALTOR® website for additional information. Situated on a beautiful 27.11 acres, this hobby farm includes fertile hay land, multiple outbuildings, & a spacious home. With approx. 15 acres of hay (49 large round bales in 2025), plus room for gardening, fruit trees, & livestock, it's ready to support your homestead vision. A seasonal creek & small dugout add to its natural charm. The double-wide modular home offers 3 beds, 2 full baths, a primary suite with 4-piece ensuite; plus a wood stove! Outbuildings include a 32x50 heated barn with stalls, a 20x20 white barn (partially insulated with pens & water), a 20x75 open-faced cattle shelter, a 30x30 open shelter, & a 30x47 shop with 220V & updated lighting. Also includes a versatile open-faced shed. The property also features young apple and elderberry trees, raspberries, and ample gardening potential. It's truly a place where you can grow your own food, raise animals, and enjoy the peace and productivity of acreage living.

Built in 1993

## **Essential Information**

MLS® # E4459522

Price \$565,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,489
Acres	27.11
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	49336 Range Road 20
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### Amenities

Features	Off Street Parking, Closet Organizers, Hot Water Natural Gas, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular
Exterior Features	Cross Fenced, Level Land, Partially Landscaped
Construction	Modular
Foundation	Block

### Additional Information

Date Listed September 25th, 2025

Days on Market 3

Zoning Zone 90

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Listing information last updated on September 28th, 2025 at 12:47am MDT