

# \$926,000 - 50417 B Rge Rd 245, Rural Leduc County

MLS® #E4340849

**\$926,000**

4 Bedroom, 3.50 Bathroom, 3,423 sqft  
Rural on 20.92 Acres

None, Rural Leduc County, AB

"Civil Enforcement Sale" A PARTIAL, 50% OWNERSHIP, 1/2 PARTIAL INTEREST in this property only for sale. Approximately 3420 sq ft. on 20.92 acres, with 3 shops/outbuildings being sold "Sight Unseen, Where-Is, As-Is". The subject property is purported to be in good condition with high end finishes, and an unfinished walkout basement. All information and measurements have been obtained from the Tax Assessment, old MLS, an Appraisal and/or assumed, and could not be confirmed. "The measurements represented do not imply they are in accordance with the Residential Measurement Standard in Alberta". There is NO ACCESS to the property, drive-by's only and please respect the Owner's situation.

Built in 1970

## Essential Information

MLS® #	E4340849
Price	\$926,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,423
Acres	20.92
Year Built	1970



Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	50417 B Rge Rd 245
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0P5

### Amenities

Features	See Remarks
----------	-------------

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 16th, 2023
Days on Market	841
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 September 3rd, 2025 at 7:17pm MDT