

\$999,000 - 49448 Rge Road 40, Rural Leduc County

MLS® #E4432459

\$999,000

3 Bedroom, 2.00 Bathroom, 2,284 sqft

Rural on 79.70 Acres

None, Rural Leduc County, AB

Beautiful and Private 79 acre Property. The Main House measures 2284 Sq/ft with 3 Bedrooms, 2 Bathrooms, and wood finishes inside and out. Matching the main home is a 50'x30' Detached garage with power and concrete floor. The Manufactured home is 1216 sq/ft with 3 Bedrooms, 3 Bathrooms, A/C, and its own 22'x16' single detached garage with power and concrete floor. The Shop is 60'x24' with heat, power, concrete floor, and storage lean off the side. The Barn is 50'x35' has a concrete floor, Power, Heat, 6 Stalls, 3 Lockers, drive through doors, and a hay loft above. A 60'x25' Metal clad Cold storage shop that is separated into 3 bays. Another Metal Cladded open faced shop measuring 40'x27'. A 600 sq/ft Cabin with a wood fire place. Another cabin that is 352 sq/ft overlooking the aerated trout pond. A chicken coop, round pen, riding arena, and other buildings throughout this fenced and treed property. Annual \$2640+/- Oil Lease Revenue. Mobile home Rented for \$1600/Month. \$4000+/- Annual Pasture Lease.

Built in 2011

Essential Information

MLS® # E4432459

Price \$999,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,284 |
| Acres | 79.70 |
| Year Built | 2011 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 49448 Rge Road 40 |
| Area | Rural Leduc County |
| Subdivision | None |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 0C0 |

Amenities

| | |
|----------|--|
| Features | Crawl Space, Deck, Workshop, See Remarks |
|----------|--|

Interior

| | |
|-------------------|-----------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Propane |
| Fireplace | Yes |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Cross Fenced, Fenced, Landscaped, Private Fishing, Stream/Pond, Treed Lot, See Remarks |
| Construction | Wood |
| Foundation | Insulated Concrete Form |

Additional Information

Date Listed April 24th, 2025

Days on Market 6

Zoning Zone 90

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 April 30th, 2025 at 10:02am MDT