

\$1,375,000 - 49229 Rr 263, Rural Leduc County

MLS® #E4432716

\$1,375,000

5 Bedroom, 3.50 Bathroom, 1,727 sqft

Rural on 20.68 Acres

None, Rural Leduc County, AB

This well-cared-for 1,727 sq ft bungalow offers the perfect blend of peaceful country living and functional rural setup, ideal for horses, cattle, or hobby farming. The smoke- and pet-free home includes a water distiller for clean drinking water, a high-pressure well, a new roof (2021), and a hot water tank (2022). A second kitchen in the basement makes the home well-suited for multigenerational families or added living flexibility. The property is fully fenced with 5-strand interior and 6-strand exterior barbed wire, divided into three pastures with steel swing gates throughout. A pressurized water hydrant is conveniently located beside the corral. Automatic watering bowl. Outbuildings include a heated shop, large covered storage for livestock, equipment, and feed, a greenhouse, and a 65' x 76' garden. With no subdivision rules, highway access, and pavement right to the driveway, this property also offers business potential. A rare opportunity for those seeking space, freedom, and rural comfort.

Built in 2003

Essential Information

| | |
|----------|-------------|
| MLS® # | E4432716 |
| Price | \$1,375,000 |
| Bedrooms | 5 |



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,727 |
| Acres | 20.68 |
| Year Built | 2003 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 49229 Rr 263 |
| Area | Rural Leduc County |
| Subdivision | None |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 0V0 |

Amenities

| | |
|----------|--|
| Features | Ceiling 10 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Greenhouse, Hot Water Natural Gas, No Smoking Home, Patio, Secured Parking, Vaulted Ceiling, Wet Bar, 9 ft. Basement Ceiling |
|----------|--|

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Private Setting, Treed Lot, Vegetable Garden |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 25th, 2025

Days on Market 133

Zoning Zone 90

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Listing information last updated on September 5th, 2025 at 6:02pm MDT