

## \$790,000 - A49523 Rge Road 261, Rural Leduc County

MLS® #E4430833

**\$790,000**

2 Bedroom, 2.00 Bathroom, 1,230 sqft

Rural on 6.18 Acres

None, Rural Leduc County, AB

Opportunity KNOCKS - 2 RESIDENCES on the perfect acreage minutes west of Leduc. Live in one and rent out the other on 6.18 acres, not in a subdivision. Beautifully treed and fenced for horses. Original bungalow is 1230sqft with 2 bedrooms, 2 baths, laundry room, cozy living room and dining room. New shingles 2024. Open concept kitchen has maple cabinets. Single attached garage and nice deck overlooking the backyard. 2nd residence is a 2012 Sunshine Homes modular home, 2280sqft with 4 beds, 2 full baths, modern kitchen with built in SS appliances, sit up island, corner pantry, large living room,, quartz countertops, bonus room with electric fireplace and wet bar. Large 12x50 deck overlooking the gorgeous scenery. Double detached garage is 30x30, heated and insulated with 10 foot walls. Outbuildings include: 3 sheds, shelter for horses. Unique property with 2 residences is ideal for the growing family or extra rental income. Welcome to country living just outside of Leduc.

Built in 1976

### Essential Information

MLS® # E4430833

Price \$790,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,230
Acres	6.18
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	A49523 Rge Road 261
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T9E 2X1

### **Amenities**

Features	Deck, Hot Water Tankless
Parking Spaces	10

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Treed Lot
Construction	Wood
Foundation	Piling

### **Additional Information**

Date Listed April 14th, 2025

Days on Market 110

Zoning Zone 90

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