

# **\$1,550,000 - 1040 49320 Rge Road 240 A, Rural Leduc County**

MLS® #E4454093

**\$1,550,000**

5 Bedroom, 4.50 Bathroom, 2,481 sqft

Rural on 2.94 Acres

Deer Crossing Estates, Rural Leduc County, AB

Discover the perfect blend of luxury and rural tranquility in this fully finished bungalow set on 2.90 picturesque acres. Designed with a bright, open-concept, this home offers comfort and privacy. The 5 spacious bedrooms, each offer direct access to a full bathroom, providing comfort and privacy for family and guests alike. Throughout the home you'll find hardwood and granite finishes and the warmth of in-floor heating. The fully finished basement expands the living space with a recreation room and full wet bar. Step outside onto the large partially covered deck, ideal for enjoyment come rain or shine. Car enthusiasts and hobbyists will love the heated quad attached garage along with the impressive shop, complete with 220 wiring, in-floor heating, and 2-piece bathroom. There is an RV pad with full hook-up and dump station making it easy to prepare for your next adventure or return home. With thoughtful upgrades, abundant space, and a private, picturesque location, this property is truly a rare find.

Built in 2016

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4454093               |
| Price          | \$1,550,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 3                      |
| Half Baths     | 3                      |
| Square Footage | 2,481                  |
| Acres          | 2.94                   |
| Year Built     | 2016                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1040 49320 Rge Road 240 A |
| Area        | Rural Leduc County        |
| Subdivision | Deer Crossing Estates     |
| City        | Rural Leduc County        |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 0W1                   |

### Amenities

|          |                                                                                                                                   |
|----------|-----------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Deck, No Smoking Home, R.V. Storage, Sprinkler Sys-Underground, Vaulted Ceiling, Wet Bar, Natural Gas BBQ Hookup |
|----------|-----------------------------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, No Back Lane, Paved Lane, Private Setting |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 46                |
| Zoning         | Zone 80           |

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Listing information last updated on October 5th, 2025 at 4:32am MDT