

# **\$1,049,900 - 48503 Range Road 263, Rural Leduc County**

MLS® #E4461278

**\$1,049,900**

4 Bedroom, 2.50 Bathroom, 1,456 sqft

Rural on 80.00 Acres

None, Rural Leduc County, AB

Your own 80-acres in Leduc County offering true country living with endless potential. Just 1 km south of Glen Park Rd, this 2,700 sq ft bi-level home has been lovingly maintained by the original owner and features 4 bedrooms, 2.5 baths, a spacious main-level living area, and a large, well-equipped kitchen perfect for family gatherings. The finished basement includes a cozy wood stove, additional living space, and flexible rooms for office or recreation. An oversized double attached heated garage adds year-round convenience. The property includes two fenced pastures, a pen with chute, multiple outbuildings including a workshop, gardens, fruit trees, and a huge 40-ft-deep fenced dugout. Two 20'x60' greenhouses with attached work area and storefront (heated, powered, plumbed) are ready for growing, storage, or creative business ventures. Long-term farmland rental offsets property taxes. Shingles in 2025. Enjoy peaceful prairie views, mature trees, and spectacular sunsets—all just minutes from Leduc.

Built in 1994

## **Essential Information**

MLS® #

E4461278



|                |                        |
|----------------|------------------------|
| Price          | \$1,049,900            |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,456                  |
| Acres          | 80.00                  |
| Year Built     | 1994                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 48503 Range Road 263 |
| Area        | Rural Leduc County   |
| Subdivision | None                 |
| City        | Rural Leduc County   |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0C 0V0              |

### Amenities

|          |                                                                                     |
|----------|-------------------------------------------------------------------------------------|
| Features | Deck, Detectors Smoke, Greenhouse, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
|----------|-------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior          | Wood                   |
| Exterior Features | Airport Nearby, Fenced |
| Construction      | Wood                   |
| Foundation        | Preserved Wood         |

### Additional Information

Date Listed            October 8th, 2025

Days on Market      19

Zoning                Zone 90

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Listing information last updated on October 27th, 2025 at 3:47am MDT