

## **\$1,299,000 - 48045 Rge Road 261, Rural Leduc County**

MLS® #E4425143

**\$1,299,000**

5 Bedroom, 3.50 Bathroom, 1,877 sqft

Rural on 60.00 Acres

None, Rural Leduc County, AB

Beautiful Custom Built 1876 sq/ft home with a 42'x60' Shop situated on 60 Acres. Built in 2016 This home is immaculate along with the entire Property. The Main Floor hosts a gorgeous kitchen with granite countertops, lots of cabinets, a Wet Bar to match, and walk-through pantry. Open to the dining room with access to the raised deck, and to the living room with custom built-ins on either side of the gas fireplace with stone floor to ceiling. The Main Floor also has the Primary Bedroom with its own Walk-in Closet and 5 Piece Ensuite. Two more Bedrooms, a 4 piece Bathroom, 2 piece Bathroom, and Laundry Room conclude the main Level. The Walk-Out Basement hosts 2 more Bedrooms, a 4 piece Bathroom, Storage Room, Cold Room, and a Family Room that has its own Wet Bar, and Gas Fireplace. The Basement also has In-Floor Heat, and the entire home has Air Conditioning. Attached is a fully finished Triple Garage. This Property has to be viewed in person to appreciate its Beauty and Everything it holds!

Built in 2015

### **Essential Information**

MLS® # E4425143

Price \$1,299,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,877                  |
| Acres          | 60.00                  |
| Year Built     | 2015                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 48045 Rge Road 261 |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 1Z0            |

### Amenities

|          |                                                                                                  |
|----------|--------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Bar, Deck, Parking-Extra, Walkout Basement, See Remarks, Natural Gas BBQ Hookup |
|----------|--------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | See Remarks        |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed March 11th, 2025

Days on Market 35

Zoning Zone 90

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Listing information last updated on April 15th, 2025 at 3:02pm MDT