

\$2,500,000 - 49317 Rge Road 245, Rural Leduc County

MLS® #E4445051

\$2,500,000

5 Bedroom, 4.00 Bathroom, 2,185 sqft

Rural on 80.00 Acres

None, Rural Leduc County, AB

80 ACRES farmland on the very edge of Leduc City. 5 minutes from LEDUC REC CENTRE. Can be sub-divided. WITHIN FUTURE LEDUC ANNEXATION BOUNDARY. Impeccably well built 5 bed, 4 full bath custom family bungalow. 50x72 shop with LARGE heated workshop. Over sized heated triple garage. Huge back entrance with full bathroom & main floor laundry. 3 generous bedrooms on main floor. Vaulted ceiling living room and kitchen. Entire stone wall wood fireplace, LARGE dining room & kitchen. SOLID OAK custom cabinetry throughout entire home. Enclosed maintenance free screened in porch. Beautiful expansive covered front veranda. Hot tub deck off primary bedroom with 2 walk-in closets, 5pc ensuite with DEEP soaker jet tub & steam shower. Massive downstairs family room, pool table, wet bar, gas fireplace, home theatre, exercise room, bedroom & bathroom. MASSIVE SHOP with 4-14'™ high doors, 220V, concrete floor, finished heated workshop/recreation mezzanine. NO EXPENSE SPARED. Triple pane windows, well insulated, new shingles.

Built in 1998

Essential Information

MLS® #	E4445051
Price	\$2,500,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,185
Acres	80.00
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	49317 Rge Road 245
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 2P8

Amenities

Features	Bar, Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Front Porch, Hot Tub, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Secured Parking, Vaulted Ceiling, Vinyl Windows, Wet Bar, Workshop, See Remarks, Natural Gas BBQ Hookup
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed June 30th, 2025
Days on Market 35
Zoning Zone 80

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Listing information last updated on August 4th, 2025 at 9:31am MDT