

\$1,200,000 - 49055 Rr 263, Rural Leduc County

MLS® #E4223547

\$1,200,000

6 Bedroom, 4.00 Bathroom, 2,131 sqft
Rural on 79.57 Acres

None, Rural Leduc County, AB

This lovely, well maintained bi-level built in 1972 is located on 79.57 acres on pavement close to Calmar, Leduc, & Glen Park Road. Features include main floor living room, FR, formal DR, country size kitchen with sky light, dinette, main floor laundry, 2 bedrooms, 2 bathrooms. Finished basement with 2 more bedrooms rec room, 3 pce bathroom, furnace room & storage. 1020 sq. ft. 2 bedroom mother in law suite. Lots of outbuildings. Double det garage has power & is insulated. Triple det garage has power, insulated, heat & 220V. Services include drilled well, power, gas & septic system is septic tank & open discharge. Meat shop has heat, water and bathroom. 3 storage sheds, 30' x 60' storage building with heat, power & water, 34' x 48' barn with power & water. Annual rent of \$4500 per year for crop & pasture. New shingles on the barns, shop, house & garages approx. 2 years ago. Three new furnaces in 2009. New triple pane windows in 2013. Beautiful landscaping & flower gardens.

Built in 1972

Essential Information

MLS® #	E4223547
Price	\$1,200,000



Bedrooms	6
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,131
Acres	79.57
Year Built	1972
Type	Rural
Sub-Type	Residential Detached Single Family
Style	Bi-Level
Status	ACTIVE
Zone	Zone 90

Community Information

Address	49055 Rr 263
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
State	AB
Zip Code	T0C 0V0

Amenities

Features	Deck
Parking	Double Garage Detached, Triple Garage Detached
# of Garages	5

Interior

Interior	Carpet, Ceramic Tile, Linoleum
Interior Features	Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, See Remarks
# of Stories	2
Has Basement	Yes
Basement	Full, Fully Finished

Exterior

Exterior	Stucco
----------	--------

Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

Additional Information

Date Listed December 23rd, 2020

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton. Copyright 2021 by the REALTORS® Association of Edmonton. All rights reserved.

Listing information last updated on May 6th, 2021 at 6:16pm MDT