

## \$820,000 - A49523 Rge Road 261, Rural Leduc County

MLS® #E4430833

**\$820,000**

2 Bedroom, 2.00 Bathroom, 1,230 sqft

Rural on 6.18 Acres

None, Rural Leduc County, AB

Opportunity KNOCKS - 2 RESIDENCES on the perfect acreage minutes west of Leduc. Live in one and rent out the other on 6.170 acres, not in a subdivision. Beautifully treed and fenced for horses. Original bungalow is 1230sqft with 2 bedrooms, 2 baths, laundry room, cozy living room and dining room. New shingles 2024. Open concept kitchen has maple cabinets. Single attached garage and nice deck overlooking the backyard. 2nd residence is a 2012 Sunshine Homes modular home, 2280sqft with 4 beds, 2 full baths, modern kitchen with built in SS appliances, sit up island, corner pantry, large living room,, quartz countertops, bonus room with electric fireplace and wet bar. Large 12x50 deck overlooking the gorgeous scenery. Double detached garage is 30x30, heated and insulated with 10 foot walls. Outbuildings include: 3 sheds, shelter for horses. Unique property with 2 residences is ideal for the growing family or extra rental income. Welcome to country living just outside of Leduc.

Built in 1976

### Essential Information

MLS® # E4430833

Price \$820,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,230                  |
| Acres          | 6.18                   |
| Year Built     | 1976                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | A49523 Rge Road 261 |
| Area        | Rural Leduc County  |
| Subdivision | None                |
| City        | Rural Leduc County  |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 2X1             |

### Amenities

|                |                          |
|----------------|--------------------------|
| Features       | Deck, Hot Water Tankless |
| Parking Spaces | 10                       |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | ensuite bathroom                   |
| Heating           | Forced Air-1, Natural Gas, Propane |
| Fireplace         | Yes                                |
| Stories           | 1                                  |
| Has Basement      | Yes                                |
| Basement          | None, No Basement                  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Treed Lot |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter                             |

### Additional Information

Date Listed April 14th, 2025

Days on Market 68

Zoning Zone 90

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Listing information last updated on June 21st, 2025 at 1:32am MDT