

# **\$369,000 - 49140 Range Road 10, Rural Leduc County**

MLS® #E4437006

**\$369,000**

4 Bedroom, 1.50 Bathroom, 1,572 sqft

Rural on 13.99 Acres

None, Rural Leduc County, AB

13.99 Acres. Not in Subdivision. The Property Has Been Landscaped by Nature with a Perimeter of Mature Trees & Offers Much Seclusion Without Isolation. 2.3 KM North of Glen Park Road on RR#10. Only Minutes to Thorsby. Quick Commute to HWY #39 & QE2.

FEATURES: 30'x60' Barn.  
20'x120' Pole Shed. 24'x26' Propane Heated-Detached Garage- Built in 2005. The Well & Septic Upgraded in 2002- (Passed County Inspection in 2024.)

Additional Features: Electrical & Plumbing Upgrades Over the Years. Shingles & Roof Sheeting Redone in 2008. Vinyl Windows Installed in 2005. Furnace & Hot Water Tank Installed in 2023. Attic Insulation Added in 2005. 4 Bedrooms + Flex Space & Storage. Remodeled Kitchen & Bathroom. The Property Exudes Character & Charm. Although The Home is Sturdy and Deceivably Spacious; It Still Requires Some Imagination and Help to Restore its Original Beauty. A Bargain for Do-It-Yourself Buyers! Enjoy Quiet, Scenic, Country Charm in a Peaceful, Convenient, Natural Setting.



Built in 1946

## **Essential Information**

MLS® # E4437006

Price \$369,000

Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,572
Acres	13.99
Year Built	1946
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	49140 Range Road 10
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### Amenities

Features	Deck, Gazebo, Sunroom, Vinyl Windows
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Landscaped, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 16th, 2025
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Days on Market 3

Zoning Zone 90

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Listing information last updated on May 19th, 2025 at 9:02pm MDT