

\$998,800 - 50069 Range Road 231, Rural Leduc County

MLS® #E4452255

\$998,800

3 Bedroom, 3.50 Bathroom, 2,306 sqft
Rural on 10.00 Acres

None, Rural Leduc County, AB

WELCOME HOME to 10 beautiful acres of countryside bliss. Fully finished main & basement 2300+ sq ft bungalow with attached 2 car garage & detached garage. 40X50 HEATED & INSULATED SHOP incl \$20K+ security system! IDEAL FOR A HOME-BASED BUSINESS- separate access to an office/den with pathway to shop and separate road access. 2022- new roof, new septic/discharge, PVC pipes. 2023- New HWT. Large screened-in patio, central vac, livestock fencing, shed, chicken coop, fruit trees & bushes, 2-1500 gallon propane tanks. Tasteful upgrades, stainless appliances. Entertain in the fully finished spacious basement with wet bar & beverage cooler, and 3rd bedroom. Large open concept kitchen & living/TV room w/ fireplace, primary bedroom w/ en-suite & 2 large closets, 2nd bedroom & bath, laundry, office/den, round out the main floor.

Built in 1990

Essential Information

MLS® #	E4452255
Price	\$998,800
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	2,306
Acres	10.00
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	50069 Range Road 231
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M3

Amenities

Features	Deck, Dog Run-Fenced In, No Smoking Home, Parking-Extra, Wet Bar, See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Landscaped, No Back Lane
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 9th, 2025
Days on Market	49
Zoning	Zone 80

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Listing information last updated on September 27th, 2025 at 7:17am MDT