\$1,299,000 - 49274 Rr 274, Rural Leduc County

MLS® #A2195567

\$1,299,000

5 Bedroom, 3.00 Bathroom, 2,088 sqft Agri-Business on 70.36 Acres

NONE, Rural Leduc County, Alberta

70.36 acres with a Gorgeous custom built 2088sq/ft home. ICF construction from basement to roof. Power gate at the entrance with trees along the driveway keeping the property private. The house has a Double Attached Garage that is metal cladded inside, tall ceilings, cement floor, and in-floor heat. The main floor has an open concept Kitchen, Living Room, and Dining Room with beautiful pine log finishing, vaulted ceiling, and lots of windows for natural light. Two bedrooms are also on the main floor, including the primary with its own 5 piece ensuite bathroom and walk-in closet. A Den/Office, 4 piece bathroom, Pantry, and Laundry room conclude the Main floor. The basement has in-floor heat, 3 bedrooms, a rec room, gym, 3 piece bathroom, storage room, and a family room with a wet bar. Also on the property is a fully finished workshop with 3 overhead doors, in-floor heat, and has solar panels. Fenced and cross fenced with water and shelter for animals. Good farmland currently in hay.

Built in 2008

Essential Information

MLS® # A2195567 Price \$1,299,000

Bedrooms 5
Bathrooms 3.00
Full Baths 3







Square Footage 2,088
Acres 70.36
Year Built 2008

Type Agri-Business
Sub-Type Agriculture
Style Bungalow
Status Active

Status Active

Community Information

Address 49274 Rr 274

Subdivision NONE

City Rural Leduc County

County Leduc County

Province Alberta
Postal Code T0C 0V0

Amenities

Parking Double Garage Attached, Garage Door Opener, Heated Garage

of Garages 2

Interior

Appliances Dishwasher, Electric Stove, Refrigerator, Window Coverings

Heating Fan Coil, In Floor, Natural Gas

Has Basement Yes
Basement Full

Exterior

Roof Asphalt Shingle

Additional Information

Date Listed February 18th, 2025

Days on Market 258

Zoning Country Residential

Listing Details

Listing Office RE/MAX Real Estate (Edmonton)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.