# \$550,000 - 48440 Range Road 261, Rural Leduc County

MLS® #A2213465

## \$550,000

3 Bedroom, 2.00 Bathroom, 1,252 sqft Residential on 5.04 Acres

NONE, Rural Leduc County, Alberta

Welcome to peaceful country living just a short drive from Leduc. Set on 5 acres, this two-storey home blends modern comfort with rural charm. The full-width front porch creates a warm welcome and the perfect place to enjoy wide-open prairie skies. Inside, the open-concept main floor offers bright, functional living with durable flooring and clean, contemporary finishes. The updated kitchen features crisp white cabinetry, stainless steel appliances, a central island and views of the surrounding countryside. A spacious dining area and cozy living room flow seamlessly together, making entertaining effortless. The main floor powder room adds convenience for guests and daily living. Upstairs, you'll find three generously sized bedrooms and a 4-piece bathroom. Downstairs, a finished rec room adds extra flexibility for a playroom, gym or media space. This home is well-equipped for acreage living with a carbon filter black tank system and a chlorine injection system already in place for water treatment. Surrounded by trees and tucked away from the road, this property offers privacy, freedom and the opportunity to make it your own. Whether you're looking to grow a garden, build a shop or simply enjoy the quiet of rural life, this 5-acre retreat offers endless potential!







Built in 2022

#### **Essential Information**

MLS® # A2213465 Price \$550,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,252 Acres 5.04 Year Built 2022

Type Residential Sub-Type Detached

Style Acreage with Residence, 2 Storey

Status Active

## **Community Information**

Address 48440 Range Road 261

Subdivision NONE

City Rural Leduc County

County Leduc County

Province Alberta
Postal Code T4X 2J5

#### **Amenities**

Parking Spaces 10

Parking Off Street

#### Interior

Interior Features Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub,

Storage

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Private, Treed

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 2nd, 2025

Days on Market 151 Zoning AG

## **Listing Details**

Listing Office First Place Realty

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.