

# **\$1,588,888 - 49238 Rge Road 253, Rural Leduc County**

MLS® #E4443486

**\$1,588,888**

4 Bedroom, 4.00 Bathroom, 1,848 sqft

Rural on 4.74 Acres

None, Rural Leduc County, AB

Location! Only a few minutes south of Leduc on Grant MacEwan Blvd. Live in the country and have close access to all amenities in Leduc. Kids in sports? You won't feel like you're on the road all the time. Enjoy this beautiful treed private yard with a security gate. This almost 1800 sq bungalow will give you the room to entertain and have lots of room for a growing family. Perfect for the teenagers who will have 2 HUGE bedrooms in the basement. Or use the basement for multifamily living, as there is a huge family room and a great kitchen and 3 pc bath. The main floor has a great kitchen with lots of cabinets and an island and WI pantry. Upgraded appliances will stay. Enjoy the fantastic view from the dining area. Watch the birds play, or see the deer walk through the yard. The living room is wide and open to the kitchen. Great for entertaining. Enjoy main floor laundry. The primary is large and has a great ensuite and WI closet. Has Dad been dreaming about a 60x30 heated shop? Got that too. Move in ready!

Built in 2002

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4443486    |
| Price  | \$1,588,888 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,848                  |
| Acres          | 4.74                   |
| Year Built     | 2002                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 49238 Rge Road 253 |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 6M1            |

### Amenities

|          |                                                                                       |
|----------|---------------------------------------------------------------------------------------|
| Features | Air Conditioner, Deck, No Smoking Home, R.V. Storage, Wall Unit-Built-In, See Remarks |
|----------|---------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                |
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Private Setting |
| Construction      | Wood                                                                                |
| Foundation        | Concrete Perimeter                                                                  |

### Additional Information

Date Listed June 20th, 2025

Days on Market 88

Zoning Zone 80

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Listing information last updated on September 16th, 2025 at 1:32pm MDT