

# **\$1,449,900 - 49274 Rge Road 274, Rural Leduc County**

MLS® #E4421953

**\$1,449,900**

5 Bedroom, 3.00 Bathroom, 2,088 sqft

Rural on 70.36 Acres

None, Rural Leduc County, AB

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 clad 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® #   | E4421953    |
| Price    | \$1,449,900 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,088                  |
| Acres          | 70.36                  |
| Year Built     | 2008                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 49274 Rge Road 274 |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 0V0            |

### **Amenities**

|          |  |
|----------|--|
| Features | Deck, No Smoking Home, Parking-Extra, Wet Bar, Workshop, See Remarks |
|----------|--|

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                            |
| Heating           | Fan Coil, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                              |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | ICFs (Insulated Concrete Forms)  |
| Exterior Features | Cross Fenced, Fenced, Private Setting, Stream/Pond, Treed Lot, See Remarks |
| Construction      | ICFs (Insulated Concrete Forms)  |
| Foundation        | Insulated Concrete Form  |

### **Additional Information**

Date Listed February 18th, 2025

Days on Market 61

Zoning Zone 90

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Listing information last updated on April 20th, 2025 at 2:32am MDT