

# **\$799,900 - 48344 Rge Road 264, Rural Leduc County**

MLS® #E4438343

**\$799,900**

5 Bedroom, 2.50 Bathroom, 2,570 sqft

Rural on 10.82 Acres

None, Rural Leduc County, AB

\*\*\* I don't know if this would interest you, but! \*\*\* Sometimes when searching for a beautiful acreage in the country, you find a home that doesn't suit your family. The land isn't as big as you'd like. Or you can't find a place with the parking & shop space you need. Well, if that's been your struggle, this might be the place for you. But only if! 1) Close to town(s): Quick drive to Calmar (Calmar Bakery!), Devon, Leduc. And if you HAVE to venture to Edmonton it's not that far away 2) SPACE: 10.82 acres. Room for some horses, quads, or flock of sheep. (Don't forget chickens!) 3) HUGE Country Home w/ MODERN Upgrades. FIVE Bdrms + Office/Den. Cozy wood stove in the huge family room. Exposed brick & timbers. Space downstairs for extras (and loud teenagers). Ensuite + Main bath w/ heated floors 4) PARKING: Not only an attached TRIPLE garage w/ IN-FLOOR HEAT, but you also get a MASSIVE quonset (Wife won't let you buy a tractor? Get three. It's so big inside she probably won't notice). Welcome Home!

Built in 1950

## **Essential Information**

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Price \$799,900



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,570
Acres	10.82
Year Built	1950
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	48344 Rge Road 264
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Features	Deck, Front Porch, No Smoking Home, Open Beam, Parking-Extra, R.V. Storage, Vinyl Windows, Workshop
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Creek, Fenced, Ravine View, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 23rd, 2025

Days on Market 11

Zoning Zone 90

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