

## \$649,900 - 49045 Rge Road 271, Rural Leduc County

MLS® #E4439139

**\$649,900**

3 Bedroom, 2.00 Bathroom, 1,755 sqft

Rural on 5.28 Acres

None, Rural Leduc County, AB

Your ideal country escape—this sweet 5.28-acre property is not in a subdivision, set up for horses & just 10 mins to Calmar, right off pavement. This 2011 custom-built 1.5-storey home offers peace, privacy & beautiful views from the covered front porch. Vaulted ceilings, tile entry & a stunning staircase welcome you in. The cozy living room features a wood stove & hardwood floors into the dining area. The kitchen has slate tile flooring, extra cabinetry, & a sink overlooking the yard. Main floor includes a generous primary bedroom with 2 closets, cheater ensuite & tons of natural light. Back entry has laundry, closet, screened porch & small deck. Upstairs: open loft bonus room, 2 bedrooms with hardwood, 4-pce bath with tile surround & linen closet. The land is treed, private & perfect for your horses. A second serviced home offers potential with some TLC. Upgraded fire retardant Hardie board siding. Far enough away, close enough to everything—country living made easy!

Built in 2011

### Essential Information

MLS® # E4439139

Price \$649,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,755
Acres	5.28
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	49045 Rge Road 271
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0B7

### **Amenities**

Features	Deck, Front Porch, Vaulted Ceiling
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	See Remarks
Construction	Wood
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	17

## Zoning

## Zone 90

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