

\$1,299,000 - 48322 Rge Road 275, Rural Leduc County

MLS® #E4465066

\$1,299,000

3 Bedroom, 2.50 Bathroom, 1,937 sqft

Rural on 80.00 Acres

None, Rural Leduc County, AB

Fully Finished Shop with 1937 sq/ft of Living Space Situated on 80 Acres! Inside the shop the main floor of the living space hosts the kitchen, spacious living room, 2 piece bathroom, and access to the "work side". The beautiful Kitchen has granite counter tops, an island, and a corner pantry. The Upper level of the living space has 3 bedrooms including the primary with a walk-in closet, and 3 piece ensuite bathroom. A 4 piece bathroom, laundry, and another walk-in closet conclude the living space of the shop. The work side of the shop has two overhead doors, LED lights, 220 power, and more. The Shop has in-floor heat, fan coil forced air, and air-conditioning. There is also an older home on the property, a detached garage, metal quonset, butcher shed, and other buildings. The two homes each have their own water wells and septic systems. This Property is also fenced for animals with a shelter and a dugout for water.

Built in 2016

Essential Information

MLS® #	E4465066
Price	\$1,299,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,937
Acres	80.00
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	48322 Rge Road 275
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

Amenities

Features	Air Conditioner, Parking-Extra, R.V. Storage, Workshop, See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Fan Coil, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Treed Lot, See Remarks, Partially Fenced
Construction	Wood
Foundation	Slab

Additional Information

Date Listed	November 7th, 2025
Days on Market	1
Zoning	Zone 90

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