

\$849,900 - 49471 Range Road 231, Rural Leduc County

MLS® #A2211588

\$849,900

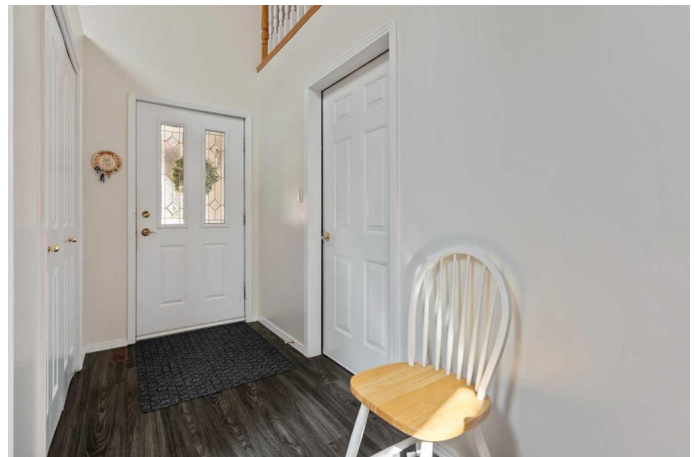
3 Bedroom, 3.00 Bathroom, 2,794 sqft

Residential on 11.47 Acres

NONE, Rural Leduc County, Alberta

Location and privacy meet with this stunning custom built home that sits on 11+ acres close to Leduc, Beaumont and Edmonton. As you walk into the home you find yourself in a beautiful two tiered living room with plenty of natural light from the bay windows and the skylight. There is beautiful sitting area that would be a plant lovers dream or make for an incredible library from all of the natural light as there are windows on 3 sides! The kitchen and eating area have ample storage for a busy family and plenty of room for entertaining. The large primary bedroom has a walk in closet and a 3 piece ensuite. Going down the hall you will find another office/sewing room and main floor laundry. Upstairs you will find two large bedrooms and a MASSIVE 3 piece bathroom. The basement contains a enormous family room, a large flex room, 3 piece bathroom and the mechanical room. The house has an attached double car garage that flows into a 15x13 shop area that also leads to a mudroom. At the rear of the house you have a large deck made of low maintenance composite boards that is an entertainers dream! The yard is surrounded by mature trees providing unbelievable shelter and privacy. The shingles were done in 2018, so you won't have to worry about those for many years to come. This property is something to be seen and words don't do it justice.

Built in 1990



Essential Information

| | |
|----------------|---|
| MLS® # | A2211588 |
| Price | \$849,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,794 |
| Acres | 11.47 |
| Year Built | 1990 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 49471 Range Road 231 |
| Subdivision | NONE |
| City | Rural Leduc County |
| County | Leduc County |
| Province | Alberta |
| Postal Code | T0B 3M3 |

Amenities

| | |
|--------------|--|
| Utilities | Electricity Paid For, Natural Gas Paid |
| Parking | Double Garage Attached, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer, Electric Cooktop |
| Heating | Forced Air, Natural Gas, In Floor |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other |
| Lot Description | Many Trees, Rectangular Lot, See Remarks, Private |
| Roof | Asphalt Shingle |

| | |
|--------------|-----------------|
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 20 |
| Zoning | Ag |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Central Agencies Realty Inc. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.