

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

MLS® #A2269734

\$1,299,000

3 Bedroom, 3.00 Bathroom, 1,937 sqft

Agri-Business on 80.00 Acres

NONE, Rural Leduc County, Alberta

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 on the living side. 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® #	A2269734
Price	\$1,299,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,937
Acres	80.00
Year Built	2016
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey
Status	Active

Community Information

Address	48322 Rge Road 275
Subdivision	NONE
City	Rural Leduc County
County	Leduc County
Province	Alberta
Postal Code	T0C 0V0

Amenities

Parking	Double Garage Detached, Heated Garage, Insulated, 220 Volt Wiring, RV Access/Parking
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas, Fan Coil
Cooling	Central Air

Exterior

Roof	Metal
Construction	Metal Siding
Foundation	Slab

Additional Information

Date Listed	November 7th, 2025
Days on Market	11
Zoning	AG

Listing Details

Listing Office	RE/MAX Real Estate (Edmonton)
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