

\$2,495,000 - 49169 Rr 260, Rural Leduc County

MLS® #E4425049

\$2,495,000

4 Bedroom, 4.00 Bathroom, 4,824 sqft

Rural on 12.31 Acres

None, Rural Leduc County, AB

LOG WALK-OUT BUNGALOW nestled on a sprawling 12.31 ACRE ESTATE 33 km S of Edmonton, AB. The 4824sqft 4-bed/4-bath home is complete w/ a 3 CAR ATT GARAGE & an expansive 100'x60' SHOP w/ 4 x 14' high doors, heat & water. Inside, the great room impresses w/ VAULTED OPEN-BEAM CEILINGS & a stunning STONE FP, flowing into a MASSIVE DINING AREA perfect for entertaining. The chef's kitchen boasts a huge GRANITE ISLAND, S/S APPLIANCES (gas stove), & abundant CABINETRY & countertops. The massive primary suite features a LOFT, a luxurious 4 pc ENSUITE, & a separate bathtub room. Additional highlights include a spacious SUNROOM, 2nd LOFT w/ a maint-free UPPER DECK, NEW A/C, NEW BOILER, fresh exterior stain, ICF FOUNDATION & lots of storage. The basement hosts a HUGE REC ROOM w/ in-flr heat, bar, stone FP, WALK-OUT PATIO, 3 bedrooms, & 2 baths. The estate is completed w/ landscaped yard, Stone firepit, log shed, PAVED DRIVEWAY, fence, tree-lined road & approx 5 acres of FARMLAND, ensuring privacy & tranquility.

Built in 2009

Essential Information

MLS® #

E4425049



Price	\$2,495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,824
Acres	12.31
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

Community Information

Address	49169 Rr 260
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T9E 2X1

Amenities

Features	Air Conditioner, Bar, Deck, Fire Pit, Open Beam, Patio, R.V. Storage, Sunroom, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, See Remarks, Vacuum System-Roughed-In, Rooftop Deck/Patio
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Log
Exterior Features	Airport Nearby, Fenced, Landscaped, Private Setting, Treed Lot, See Remarks
Construction	Log

Foundation Concrete Perimeter

Additional Information

Date Listed March 11th, 2025

Days on Market 3

Zoning Zone 90

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