

# \$1,739,000 - 49261 Rr 254, Rural Leduc County

MLS® #E4425486

**\$1,739,000**

4 Bedroom, 3.50 Bathroom, 2,230 sqft

Rural on 6.70 Acres

None, Rural Leduc County, AB

LOCATION! 5 mins SW of Leduc. Custom walkout bungalow w/ a 40 x 60 completed finished heated SHOP w/ mezzanine, 2 piece bath, heated triple car garage. Privacy gate & long drive leads to property. Custom bungalow has everything. Grand entrance leads to vaulted ceilings in great rm, stone fireplace, flr to ceiling windows, dining rm w/ coffered ceilings. Gourmet kitchen w/ custom cabinets, granite, 8 burner gas stove, large island, huge walkin pantry. Large eating area w/ windows surrounding, bench seat. Main flr laundry w/custom cabinets, sink, granite. Mud room w/ built ins, 2 piece powder rm, built in office area. Primary suite has gas fireplace, hardwood flrs, garden door to deck. Ensuite has dual sinks, jacuzzi, custom shower, walk-in closet. FF walk-out basement features custom bar, family rm with gas fireplace, 3 bdrms, 2 baths. Professionlly landscaped, backyard completely fenced, custom firepit area, covered decks. Central AC, infloor heating, ICF concrete walls to rafters, IMMACULATE inside/out!

Built in 2012

## Essential Information

MLS® #	E4425486
Price	\$1,739,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,230
Acres	6.70
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	49261 Rr 254
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T9E 2X1

### **Amenities**

Features	See Remarks
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	ICFs (Insulated Concrete Forms)
Exterior Features	See Remarks
Construction	ICFs (Insulated Concrete Forms)
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed March 13th, 2025

Days on Market 27

Zoning Zone 90

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Listing information last updated on April 9th, 2025 at 3:02pm MDT