

# \$1,120,000 - 48258 Rge Rd 255, Rural Leduc County

MLS® #E4384596

**\$1,120,000**

1 Bedroom, 1.00 Bathroom, 1,263 sqft

Rural on 160.00 Acres

None, Rural Leduc County, AB

Great investment property 160 acres located at 48258 Rr 255, 3 miles south of Green Park Road on RR255 in Leduc County. Lands are being farmed and rented to the farmer. Older home 1 and half storey on these land, Two bedrooms,3 pc bath. Needs lots work, rented. Only six miles south of city of Leduc and 1 and half miles of QE.

Built in 1940

## Essential Information

MLS® #	E4384596
Price	\$1,120,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,263
Acres	160.00
Year Built	1940
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

## Community Information

Address	48258 Rge Rd 255
Area	Rural Leduc County



Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 2K7

### **Amenities**

Features	See Remarks
----------	-------------

### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior	Wood
Exterior Features	Fenced
Lot Description	6,969,600 sqft
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 28th, 2024
Days on Market	341
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 8:47am MDT