

\$1,155,000 - 48317 Rge Road 261, Rural Leduc County

MLS® #E4422800

\$1,155,000

3 Bedroom, 3.00 Bathroom, 1,665 sqft

Rural on 80.00 Acres

None, Rural Leduc County, AB

This property is a DREAM COME TRUE for EQUINE ENTHUSIASTS! Spanning 80 FULLY FENCED acres, it offers everything you need for thriving equine activities. This meticulously kept property includes a 50x150 ft INDOOR RIDING ARENA, INSULATED & HEATED BARN w/7-12x12 rubber matted stalls, WATER SUPPLY, LOCKERS, TACK & FEED ROOMS, & rubber mats in aisles. Outside you'll find 8 PADDOCKS of various sizes, 3 AUTO WATERERS, SHELTERS w/lights, HAY & EQUIPMENT SHEDS, and 60ft ROUND PEN. Lets not forget about the 70x160ft OUTDOOR RIDING ARENA & the 2 acre OBSTACLE/EVENTING COURSE! The lrg SHOP has concrete floors, electricity and drive through overhead doors. The home exudes charm w/its VAULTED OPEN BEAM CEILINGS boasting a cozy lvrn w/wb fireplace & lrg dining area. Kitchen has newer appliances & eating nook overlooking the NEW DECK. Upper level is completed with 2 spacious bedrooms, 2-bthrms, & main floor laundry. Lower level complete w/living & dining area, kitchen, pantry, bdrm, den, 4 pce bath. GST may apply.

Built in 1978

Essential Information

MLS® #

E4422800



Price	\$1,155,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,665
Acres	80.00
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	48317 Rge Road 261
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 2J6

Amenities

Features	Air Conditioner, Deck, Fire Pit, Front Porch, Hot Water Natural Gas, No Smoking Home, Open Beam, Vaulted Ceiling, Workshop
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Interior

Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Cross Fenced, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Schools
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed February 25th, 2025

Days on Market 17

Zoning Zone 80

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Listing information last updated on March 14th, 2025 at 5:02am MDT