

Courtesy Of Darcy Powlik Of RE/MAX Real Estate

# \$1,299,000 - 48045 Rge Road 261, Rural Leduc County

MLS® #E4425143

**\$1,299,000**

5 Bedroom, 3.50 Bathroom, 1,877 sqft

Rural on 60.00 Acres

None, Rural Leduc County, AB

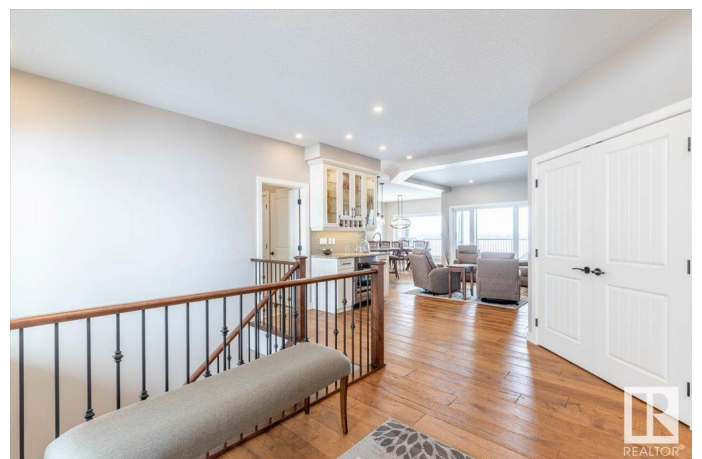
Beautiful Custom Built 1876 sq/ft home with a 42'x60' Shop situated on 60 Acres. Built in 2016 This home is immaculate along with the entire Property. The Main Floor hosts a gorgeous kitchen with granite countertops, lots of cabinets, a Wet Bar to match, and walk-through pantry. Open to the dining room with access to the raised deck, and to the living room with custom built-ins on either side of the gas fireplace with stone floor to ceiling. The Main Floor also has the Primary Bedroom with its own Walk-in Closet and 5 Piece Ensuite. Two more Bedrooms, a 4 piece Bathroom, 2 piece Bathroom, and Laundry Room conclude the main Level. The Walk-Out Basement hosts 2 more Bedrooms, a 4 piece Bathroom, Storage Room, Cold Room, and a Family Room that has its own Wet Bar, and Gas Fireplace. The Basement also has In-Floor Heat, and the entire home has Air Conditioning. Attached is a fully finished Triple Garage. This Property has to be viewed in person to appreciate its Beauty and Everything it holds!

Built in 2015

## Essential Information

MLS® # E4425143

Price \$1,299,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,877
Acres	60.00
Year Built	2015
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	48045 Rge Road 261
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 1Z0

### **Amenities**

Features	Air Conditioner, Bar, Deck, Parking-Extra, Walkout Basement, See Remarks, Natural Gas BBQ Hookup
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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	Wood
Exterior Features	See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 11th, 2025

Days on Market 3

Zoning Zone 90

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Listing information last updated on March 14th, 2025 at 11:47am MDT