

# \$998,800 - 50069 Range Road 231, Rural Leduc County

MLS® #E4452255

**\$998,800**

3 Bedroom, 3.50 Bathroom, 2,306 sqft  
Rural on 10.00 Acres

None, Rural Leduc County, AB

WELCOME HOME to 10 beautiful acres of countryside bliss. Fully finished main & basement 2300+ sq ft bungalow with attached 2 car garage & detached garage. 40X50 HEATED & INSULATED SHOP incl \$20K+ security system! IDEAL FOR A HOME-BASED BUSINESS- separate access to an office/den with pathway to shop and separate road access. 2022- new roof, new septic/discharge, PVC pipes. 2023- New HWT. Large screened-in patio, central vac, livestock fencing, shed, chicken coop, fruit trees & bushes, 2-1500 gallon propane tanks. Tasteful upgrades, stainless appliances. Entertain in the fully finished spacious basement with wet bar & beverage cooler, and 3rd bedroom. Large open concept kitchen & living/TV room w/ fireplace, primary bedroom w/ en-suite & 2 large closets, 2nd bedroom & bath, laundry, office/den, round out the main floor.

Built in 1990

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452255  |
| Price      | \$998,800 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,306                  |
| Acres          | 10.00                  |
| Year Built     | 1990                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 50069 Range Road 231 |
| Area        | Rural Leduc County   |
| Subdivision | None                 |
| City        | Rural Leduc County   |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0B 3M3              |

### Amenities

|          |                                                                               |
|----------|-------------------------------------------------------------------------------|
| Features | Deck, Dog Run-Fenced In, No Smoking Home, Parking-Extra, Wet Bar, See Remarks |
|----------|-------------------------------------------------------------------------------|

### Interior

|                   |                       |
|-------------------|-----------------------|
| Interior Features | ensuite bathroom      |
| Heating           | Forced Air-1, Propane |
| Fireplace         | Yes                   |
| Stories           | 2                     |
| Has Basement      | Yes                   |
| Basement          | Full, Finished        |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood                                                            |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Landscaped, No Back Lane |
| Construction      | Wood                                                            |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 80          |

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Listing information last updated on August 27th, 2025 at 3:02pm MDT