

\$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 30

Zoning Zone 90

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Listing information last updated on April 12th, 2025 at 12:32am MDT