

# \$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 |
|----------|-------------|

### **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 27

Zoning Zone 90

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Listing information last updated on April 9th, 2025 at 12:17am MDT