

\$575,000 - 49079 Range Road 230, Rural Leduc County

MLS® #A2243364

\$575,000

5 Bedroom, 4.00 Bathroom, 1,580 sqft
Residential on 10.45 Acres

NONE, Rural Leduc County, Alberta

Peaceful, private, and perfectly located! This 10.45 acre property is the only residence on the quarter section, offering exceptional privacy at just 25 minutes from the Edmonton International Airport and under 10 minutes to New Sarepta. The spacious 1,500+ sq ft bungalow features 3 bedrooms on the main floor, a clever 2-piece ensuite connected to the 4-piece bath, and a 12x12 mudroom to keep your family's outdoor gear organized. Additional laundry hookups on the main floor offer the flexibility of one-level living. The fully finished basement offers a second living area, 2 more bedrooms, 3-piece bath, and a large utility/laundry room. Outside, the property is well-equipped for hobby farming or storage, with a detached double garage, a 40x40 heated quonset with concrete floor, 24x71 hay shed, 55x14 garage with concrete flooring and a tall overhead door high enough for RV storage, and a former dairy barn with a portion still functional for storage or shelter. Fencing is in place for animals, 3 functioning wells serve the property, and you'll love the wide open views of surrounding fields. This is a great opportunity to enjoy rural living with room to grow and a quick commute!

Built in 1975

Essential Information

MLS® #	A2243364
Price	\$575,000



Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,580
Acres	10.45
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	49079 Range Road 230
Subdivision	NONE
City	Rural Leduc County
County	Leduc County
Province	Alberta
Postal Code	T0B 3M3

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Laminate Counters, No Smoking Home, Sump Pump(s)
Appliances	Dishwasher, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Lawn, No Neighbours Behind, Private
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	8
Zoning	Ag

Listing Details

Listing Office	Central Agencies Realty Inc.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.