

# **\$1,449,900 - 49274 Rge Road 274, Rural Leduc County**

MLS® #E4421953

**\$1,449,900**

5 Bedroom, 3.00 Bathroom, 2,088 sqft

Rural on 70.36 Acres

None, Rural Leduc County, AB

70.36 acres with a Gorgeous custom built 2088sq/ft home. ICF construction from basement to roof. Power gate at the entrance with trees along the driveway keeping the property private. The house has a Double Attached Garage that is metal clad inside, tall ceilings, cement floor, and in-floor heat. The main floor has an open concept Kitchen, Living Room, and Dining Room with beautiful pine log finishing, vaulted ceiling, and lots of windows for natural light. Two bedrooms are also on the main floor, including the primary with its own 5 piece ensuite bathroom and walk-in closet. A Den/Office, 4 piece bathroom, Pantry, and Laundry room conclude the Main floor. The basement has in-floor heat, 3 bedrooms, a rec room, gym, 3 piece bathroom, storage room, and a family room with a wet bar. Also on the property is a fully finished workshop with 3 overhead doors, in-floor heat, and has solar panels. Fenced and cross fenced with water and shelter for animals. Good farmland currently in hay.

Built in 2008

## **Essential Information**

MLS® #	E4421953
Price	\$1,449,900
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	2,088
Acres	70.36
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	49274 Rge Road 274
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### **Amenities**

Features	Deck, No Smoking Home, Parking-Extra, Wet Bar, Workshop, See Remarks
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### **Interior**

Interior Features	ensuite bathroom
Heating	Fan Coil, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	ICFs (Insulated Concrete Forms)
Exterior Features	Cross Fenced, Fenced, Private Setting, Stream/Pond, Treed Lot, See Remarks
Construction	ICFs (Insulated Concrete Forms)
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed February 18th, 2025

Days on Market 70

Zoning Zone 90

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