

# \$650,000 - 48440 Range Road 261, Rural Leduc County

MLS® #A2213465

## \$650,000

3 Bedroom, 2.00 Bathroom, 1,252 sqft

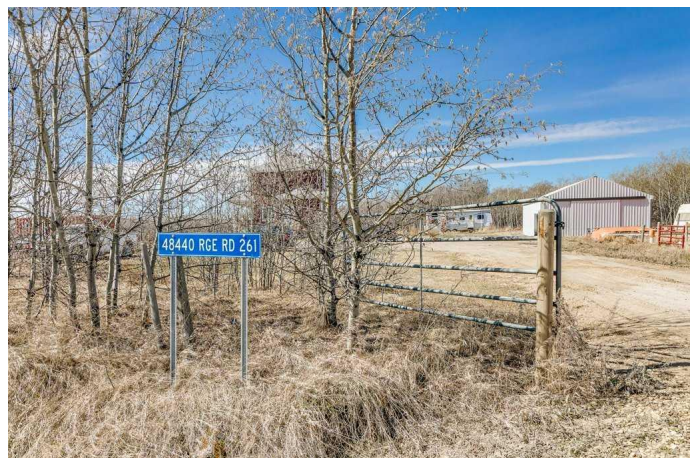
Residential on 5.04 Acres

NONE, Rural Leduc County, Alberta

Welcome to peaceful country living just a short drive from Leduc. Set on 5 acres, this two-storey home blends modern comfort with rural charm. The full-width front porch creates a warm welcome and the perfect place to enjoy wide-open prairie skies. Inside, the open-concept main floor offers bright, functional living with durable flooring and clean, contemporary finishes. The updated kitchen features crisp white cabinetry, stainless steel appliances, a central island and views of the surrounding countryside. A spacious dining area and cozy living room flow seamlessly together, making entertaining effortless. The main floor powder room adds convenience for guests and daily living. Upstairs, you'll find three generously sized bedrooms and a 4-piece bathroom. Downstairs, a finished rec room adds extra flexibility for a playroom, gym or media space. This home is well-equipped for acreage living with a carbon filter black tank system and a chlorine injection system already in place for water treatment. Surrounded by trees and tucked away from the road, this property offers privacy, freedom and the opportunity to make it your own. Whether you're looking to grow a garden, build a shop or simply enjoy the quiet of rural life, this 5-acre retreat offers endless potential!

Built in 2022

## Essential Information



MLS® #	A2213465
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,252
Acres	5.04
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	48440 Range Road 261
Subdivision	NONE
City	Rural Leduc County
County	Leduc County
Province	Alberta
Postal Code	T4X 2J5

### **Amenities**

Parking Spaces	10
Parking	Off Street

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Private, Treed

Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 2nd, 2025
Days on Market	60
Zoning	AG

**Listing Details**

Listing Office	First Place Realty
----------------	--------------------

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.