

\$926,000 - 50417 B Rge Rd 245, Rural Leduc County

MLS® #E4340849

\$926,000

4 Bedroom, 3.50 Bathroom, 3,423 sqft
Rural on 20.92 Acres

None, Rural Leduc County, AB

"Civil Enforcement Sale" A PARTIAL, 50% OWNERSHIP, 1/2 PARTIAL INTEREST in this property only for sale. Approximately 3420 sq ft. on 20.92 acres, with 3 shops/outbuildings being sold "Sight Unseen, Where-Is, As-Is". The subject property is purported to be in good condition with high end finishes, and an unfinished walkout basement. All information and measurements have been obtained from the Tax Assessment, old MLS, an Appraisal and/or assumed, and could not be confirmed. "The measurements represented do not imply they are in accordance with the Residential Measurement Standard in Alberta". There is NO ACCESS to the property, drive-by's only and please respect the Owner's situation.

Built in 1970

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4340849 |
| Price | \$926,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,423 |
| Acres | 20.92 |
| Year Built | 1970 |



| | |
|----------|------------------------|
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 50417 B Rge Rd 245 |
| Area | Rural Leduc County |
| Subdivision | None |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 0P5 |

Amenities

| | |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood |
| Exterior Features | See Remarks |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2023 |
| Days on Market | 807 |
| Zoning | Zone 80 |

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Listing information last updated on July 31st, 2025 at 4:17am MDT