

# \$894,000 - 50371 Rge Road 23, Rural Leduc County

MLS® #E4437544

**\$894,000**

3 Bedroom, 2.00 Bathroom, 1,798 sqft  
Rural on 13.70 Acres

None, Rural Leduc County, AB

Private Country Acreage Yard: 13.74 Acres with gated entrance on dead end road. Large fenced horse pasture. 2 working wells on property. Water hydrant in the yard. Detached garage. New septic pump out along with remote power for R.V. This move-in ready acreage is located 35 min SW of Stony Plain & 45 min West of Leduc. Shop: 40x60 heated shop with cement floors and outdoor pad. 20x14 overhead door + single man door access. Floor drain, LED lighting, large overhead fan and workbenches. House: Bungalow completely renovated in 2024. 3 bed, 2 bath, basement & large covered deck. Air conditioning, high efficiency furnace, on demand hot water and wood stove. (All new) dishwasher, washer & dryer, stove, range and built-in fridge + freezer. Under cabinet lighting, quartz countertops, vaulted ceilings and floating truss beams.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437544  |
| Price          | \$894,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,798     |



|            |                        |
|------------|------------------------|
| Acres      | 13.70                  |
| Year Built | 2024                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 50371 Rge Road 23  |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 2P0            |

### Amenities

|          |   |
|----------|---|
| Features | Air Conditioner, Ceiling 9 ft., Closet Organizers, Front Porch, Hot Water Instant, Vaulted Ceiling, Vinyl Windows, Workshop |
|----------|---|

### Interior

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

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood                               |
| Exterior Features | Fenced, No Through Road, Treed Lot |
| Construction      | Wood                               |
| Foundation        | Brick                              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 90        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 25th, 2025 at 2:02pm MDT