

\$369,000 - 49140 Range Road 10, Rural Leduc County

MLS® #E4437006

\$369,000

4 Bedroom, 1.50 Bathroom, 1,572 sqft

Rural on 13.99 Acres

None, Rural Leduc County, AB

13.99 Acres. Not in Subdivision. The Property Has Been Landscaped by Nature with a Perimeter of Mature Trees & Offers Much Seclusion Without Isolation. 2.3 KM North of Glen Park Road on RR#10. Only Minutes to Thorsby. Quick Commute to HWY #39 & QE2.



FEATURES: 30'x60' Barn.

20'x120' Pole Shed. 24'x26'

Propane Heated-Detached Garage- Built in 2005. The Well & Septic Upgraded in 2002- (Passed County Inspection in 2024.)

Additional Features: Electrical & Plumbing Upgrades Over the Years. Shingles & Roof Sheeting Redone in 2008. Vinyl Windows Installed in 2005. Furnace & Hot Water Tank Installed in 2023. Attic Insulation Added in 2005. 4 Bedrooms + Flex Space & Storage. Remodeled Kitchen & Bathroom. The Property Exudes Character & Charm. Although The Home is Sturdy and Deceivingly Spacious; It Still Requires Some Imagination and Help to Restore its Original Beauty. A Bargain for Do-It-Yourself Buyers! Enjoy Quiet, Scenic, Country Charm in a Peaceful, Convenient, Natural Setting.

Built in 1946

Essential Information

MLS® # E4437006

Price \$369,000

Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,572
Acres	13.99
Year Built	1946
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	49140 Range Road 10
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

Amenities

Features	Deck, Gazebo, Sunroom, Vinyl Windows
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Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Landscaped, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 16th, 2025
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Days on Market 17

Zoning Zone 90

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Listing information last updated on June 2nd, 2025 at 7:17pm MDT