

# \$1,700,000 - 50242 Rge Road 260, Rural Leduc County

MLS® #E4453153

**\$1,700,000**

4 Bedroom, 3.50 Bathroom, 1,698 sqft

Rural on 79.82 Acres

None, Rural Leduc County, AB

Country space, city convenience—just 3 km from Edmonton’s south boundary & minutes to Nisku, Leduc, Devon & EIA. This custom-built Jacobs bungalow delivers over 3,400 sqft of finished space & the kind of extras that make acreage living a dream. Step inside to an open-concept main floor made for gathering: a chef’s kitchen w/maple cabinetry, granite counters, a central sit-down island w/pot drawers, and a dining area that fits the whole crew. The living room’s gasfireplace is a natural focal point, and hardwood floors carry a warm, timeless feel. The primary suite is a retreat w/WI closet & 5-pc spa ensuite w/jetted tub. A 2nd bdrm, den & 2 more baths complete the main. Downstairs, an oversized family room, full 2nd kitchen, bdrm, bath & laundry make multi-gen living easy. Outside, enjoy a 26x26 heated garage w/new epoxy floors, 24x34 barn (concrete), 32x48 workshop (concrete & power), fruit trees, garden, and a tree-lined drive. Plenty of room for RVs, projects & peaceful evenings at home.

Built in 2004

## Essential Information

MLS® # E4453153

Price \$1,700,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,698                  |
| Acres          | 79.82                  |
| Year Built     | 2004                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 50242 Rge Road 260 |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9G 0K7            |

### Amenities

|          |                                                                                                                      |
|----------|----------------------------------------------------------------------------------------------------------------------|
| Features | Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
|----------|----------------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                            |
| Exterior Features | Airport Nearby, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Shopping Nearby, Ski Hill Nearby, Vegetable Garden |
| Construction      | Wood                                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 15th, 2025  
Days on Market                85  
Zoning                              Zone 90

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