

# \$849,900 - 49471 Range Road 231, Rural Leduc County

MLS® #A2211588

**\$849,900**

3 Bedroom, 3.00 Bathroom, 2,794 sqft

Residential on 11.47 Acres

NONE, Rural Leduc County, Alberta

Location and privacy meet with this stunning custom built home that sits on 11+ acres close to Leduc, Beaumont and Edmonton. As you walk into the home you find yourself in a beautiful two tiered living room with plenty of natural light from the bay windows and the skylight. There is beautiful sitting area that would be a plant lovers dream or make for an incredible library from all of the natural light as there are windows on 3 sides! The kitchen and eating area have ample storage for a busy family and plenty of room for entertaining. The large primary bedroom has a walk in closet and a 3 piece ensuite. Going down the hall you will find another office/sewing room and main floor laundry. Upstairs you will find two large bedrooms and a MASSIVE 3 piece bathroom. The basement contains a enormous family room, a large flex room, 3 piece bathroom and the mechanical room. The house has an attached double car garage that flows into a 15x13 shop area that also leads to a mudroom. At the rear of the house you have a large deck made of low maintenance composite boards that is an entertainers dream! The yard is surrounded by mature trees providing unbelievable shelter and privacy. The shingles were done in 2018, so you won't have to worry about those for many years to come. This property is something to be seen and words don't do it justice.

Built in 1990



## Essential Information

MLS® #	A2211588
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,794
Acres	11.47
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

## Community Information

Address	49471 Range Road 231
Subdivision	NONE
City	Rural Leduc County
County	Leduc County
Province	Alberta
Postal Code	T0B 3M3

## Amenities

Utilities	Electricity Paid For, Natural Gas Paid
Parking	Double Garage Attached, Parking Pad
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Many Trees, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	6
Zoning	Ag

### **Listing Details**

Listing Office	Central Agencies Realty Inc.
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