

## \$2,495,000 - 49169 Rr 260, Rural Leduc County

MLS® #E4425049

**\$2,495,000**

4 Bedroom, 4.00 Bathroom, 4,824 sqft

Rural on 12.31 Acres

None, Rural Leduc County, AB

LOG WALK-OUT BUNGALOW nestled on a sprawling 12.31 ACRE ESTATE 33 km S of Edmonton, AB. The 4-bed/4-bath home features 7,818 sqft of TOTAL living space w/ 3 CAR GARAGE & huge 100'x60' SHOP (4 x 14' doors, heat & water). Inside, the great room impresses w/ VAULTED OPEN-BEAM CEILINGS & a stunning STONE FP, flowing into a MASSIVE DINING AREA perfect for entertaining. The chef's kitchen boasts a huge GRANITE ISLAND, S/S APPLIANCES (gas stove), & abundant CABINETS & countertops. The massive primary suite features a LOFT, a luxurious 4 pc ENSUITE, & a separate bathtub room. Additional highlights include a spacious SUNROOM, 2nd LOFT w/ a maint-free UPPER DECK, NEW A/C, NEW BOILER, fresh exterior stain, ICF FOUNDATION & lots of storage. The basement hosts a HUGE REC ROOM w/ in-flr heat, bar, stone FP, WALK-OUT PATIO, 3 bedrooms, & 2 baths. The estate is completed w/ landscaped yard, Stone firepit, log shed, PAVED DRIVEWAY, fence, tree-lined road & approx 5 acres of FARMLAND, ensuring privacy & tranquility.

Built in 2009

### Essential Information

MLS® #

E4425049



Price	\$2,495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,824
Acres	12.31
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### **Community Information**

Address	49169 Rr 260
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T9E 2X1

### **Amenities**

Features	Air Conditioner, Bar, Deck, Fire Pit, Open Beam, Patio, R.V. Storage, Sunroom, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, See Remarks, Vacuum System-Roughed-In, Rooftop Deck/Patio
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Log
Exterior Features	Airport Nearby, Fenced, Landscaped, Private Setting, Treed Lot, See Remarks
Construction	Log

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 11th, 2025

Days on Market      24

Zoning                 Zone 90

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Listing information last updated on April 4th, 2025 at 1:17pm MDT