

\$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	38
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 June 28th, 2025 at 4:32am MDT