

\$1,199,000 - A&b 48472 Rge Rd 252, Rural Leduc County

MLS® #E4404449

\$1,199,000

5 Bedroom, 3.00 Bathroom, 3,138 sqft
Rural on 80.00 Acres

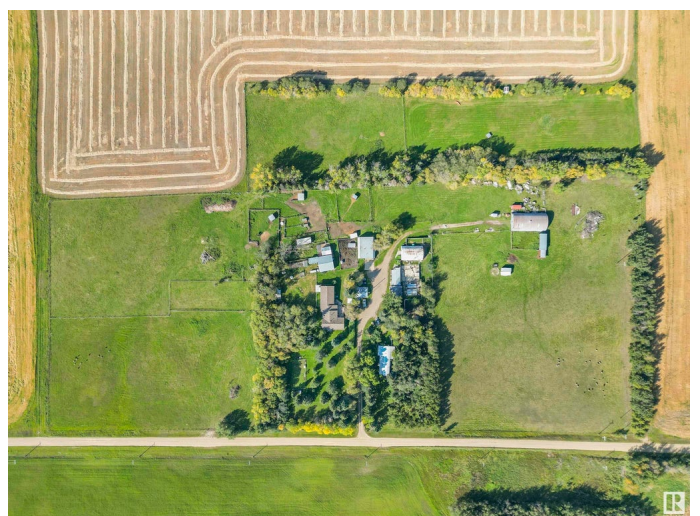
None, Rural Leduc County, AB

Welcome to your private revenue generating 80 acre paradise. This multi-dwelling property is less than a 10 minute drive from Leduc and is currently generating over \$3,000/month in rental and land lease revenue. The main home is over 3,100 square feet and features two fully updated and self contained living spaces. Updates include two beautiful show home quality kitchens complete with quartz counter tops and high end appliances. Combine that with the single wide mobile home and there is space for the whole family, or continue to use the extra living areas as rentals. Outside the private yard features plenty of out buildings including two large quonsets, double garage, barn, 37x48 shop, along with other storage buildings. The owner is currently operating a dog kennel and with that there have been dog runs and a dog park added to the property. This is truly a property that must be seen to be appreciated.

Built in 1946

Essential Information

| | |
|-----------|-------------|
| MLS® # | E4404449 |
| Price | \$1,199,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |



| | |
|----------------|------------------------|
| Full Baths | 3 |
| Square Footage | 3,138 |
| Acres | 80.00 |
| Year Built | 1946 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | A&b 48472 Rge Rd 252 |
| Area | Rural Leduc County |
| Subdivision | None |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 2S2 |

Amenities

| | |
|----------|----------------------------------------------------|
| Features | Deck, Dog Run-Fenced In, R.V. Storage, See Remarks |
|----------|----------------------------------------------------|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Partial, Unfinished |

Exterior

| | |
|-------------------|--------------------------------------------------|
| Exterior | Wood |
| Exterior Features | Fenced, Level Land, Private Setting, See Remarks |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | September 1st, 2024 |
| Days on Market | 216 |
| Zoning | Zone 90 |

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Listing information last updated on April 5th, 2025 at 5:32pm MDT