\$2,499,500 - 49169 Rr 260, Rural Leduc County

MLS® #E4445289

\$2,499,500

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 CABINETRY & 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®#

E4445289

Price \$2,499,500

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

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 July 2nd, 2025

Days on Market 110

Zoning Zone 90

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