

\$649,900 - 49539 Rge Road 221, Rural Leduc County

MLS® #E4432880

\$649,900

2 Bedroom, 1.00 Bathroom, 1,377 sqft

Rural on 80.00 Acres

None, Rural Leduc County, AB

Welcome to this beautiful 80-acre property! AMAZING VALUE! Located just 20 minutes east of Beaumont and 30 minutes south of Sherwood Park. This fully fenced parcel is bordered with mature trees and offers excellent access via Township Road 495 and Range Road 221. The property features a meticulously maintained 1,376 sq. ft. farmhouse with 2 bedrooms and a 4-piece bathroom—move-in ready and full of charm. Additional improvements include a 20' x 30' metal-clad garage with power, multiple corrals, two dugouts, and extensive fencing—ideal for starting a hobby farm or expanding an existing operation. A rare opportunity to own prime land in a sought-after location! Amazing value and ready for immediate possession! Visit REALTOR® website for more information.

Built in 1996

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4432880 |
| Price | \$649,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,377 |
| Acres | 80.00 |
| Year Built | 1996 |



| | |
|----------|------------------------|
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 49539 Rge Road 221 |
| Area | Rural Leduc County |
| Subdivision | None |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0B 3M0 |

Amenities

| | |
|----------|---------------------|
| Features | Ceiling 9 ft., Deck |
|----------|---------------------|

Interior

| | |
|--------------|-----------------------|
| Heating | Forced Air-1, Propane |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Fenced, Landscaped, Private Setting, Treed Lot |
| Construction | Wood |
| Foundation | Grade Beam |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 80 |

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Listing information last updated on May 1st, 2025 at 11:32am MDT