

\$525,000 - 47332 Rge Road 12, Rural Leduc County

MLS® #E4449680

\$525,000

3 Bedroom, 2.00 Bathroom, 759 sqft

Rural on 8.30 Acres

None, Rural Leduc County, AB

Are you on the hunt for a beautiful, affordable, and move-in ready acreage? Is having a huge garage/SHOP (over 31x27ft, w/in-floor heat!) on your list too? How about over 8 acres of serenity, wrapped up in a perfect combination of treed privacy and wide open spaces? Check, check, check! Do you love the lake too? That's covered as well! Just a stone's throw from Pigeon Lake, this architecturally stunning and character-rich home awaits a new owner. Could it be YOU? Open the gates to a piece of acreage perfection, and walk into this cozy home to find vaulted wood ceilings and exposed brick accents. So special! The woodstove anchors the main living space, w/open layout to the updated kitchen w/newer appliances. A bdrm and a pretty bthrm are also on this level. Two large bdrms and a gorgeous full bath w/laundry area are downstairs. Most windows are newer (triple pane!), along w/the furnace, HWT, pressure tank, and more. There are even hook-ups on site for guests who want to camp out. YOUR DREAM ACREAGE AWAITS!

Built in 1956

Essential Information

MLS® # E4449680

Price \$525,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	759
Acres	8.30
Year Built	1956
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	47332 Rge Road 12
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

Amenities

Features	Deck, Fire Pit, Front Porch, No Animal Home, No Smoking Home, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Workshop, See Remarks
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Interior

Heating	Forced Air-1, Propane
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Landscaped, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed July 25th, 2025

Days on Market 4

Zoning Zone 80

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