\$600,000 - 48440 Range Road 261, Rural Leduc County

MLS® #A2213465

\$600,000

3 Bedroom, 2.00 Bathroom, 1,252 sqft Residential on 5.04 Acres

NONE, Rural Leduc County, Alberta

Welcome to peaceful country living just a short drive from Leduc. Set on 5 acres, this two-storey home blends modern comfort with rural charm. The full-width front porch creates a warm welcome and the perfect place to enjoy wide-open prairie skies. Inside, the open-concept main floor offers bright, functional living with durable flooring and clean, contemporary finishes. The updated kitchen features crisp white cabinetry, stainless steel appliances, a central island and views of the surrounding countryside. A spacious dining area and cozy living room flow seamlessly together, making entertaining effortless. The main floor powder room adds convenience for guests and daily living. Upstairs, you'll find three generously sized bedrooms and a 4-piece bathroom. Downstairs, a finished rec room adds extra flexibility for a playroom, gym or media space. This home is well-equipped for acreage living with a carbon filter black tank system and a chlorine injection system already in place for water treatment. Surrounded by trees and tucked away from the road, this property offers privacy, freedom and the opportunity to make it your own. Whether you're looking to grow a garden, build a shop or simply enjoy the quiet of rural life, this 5-acre retreat offers endless potential!







Built in 2022

Essential Information

MLS® # A2213465 Price \$600,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,252 Acres 5.04 Year Built 2022

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

Community Information

Address 48440 Range Road 261

Subdivision NONE

City Rural Leduc County

County Leduc County

Province Alberta
Postal Code T4X 2J5

Amenities

Parking Spaces 10

Parking Off Street

Interior

Interior Features Open Floorplan, Kitchen Island, Recessed Lighting, Soaking Tub,

Storage

Appliances Refrigerator, Dishwasher, Dryer, Electric Stove, Microwave, Washer,

Window Coverings

Heating Natural Gas, Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Treed, Back Yard, Private

Roof Asphalt Shingle

Construction Wood Frame, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed June 2nd, 2025

Days on Market 100 Zoning AG

Listing Details

Listing Office First Place Realty

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