

# \$894,000 - 50371 Rge Road 23, Rural Leduc County

MLS® #E4437544

**\$894,000**

3 Bedroom, 2.00 Bathroom, 1,798 sqft  
Rural on 13.70 Acres

None, Rural Leduc County, AB

Private Country Acreage Yard: 13.74 Acres with gated entrance on dead end road. Large fenced horse pasture. 2 working wells on property. Water hydrant in the yard. Detached garage. New septic pump out along with remote power for R.V. This move-in ready acreage is located 35 min SW of Stony Plain & 45 min West of Leduc. Shop: 40x60 heated shop with cement floors and outdoor pad. 20x14 overhead door + single man door access. Floor drain, LED lighting, large overhead fan and workbenches. House: Bungalow completely renovated in 2024. 3 bed, 2 bath, basement & large covered deck. Air conditioning, high efficiency furnace, on demand hot water and wood stove. (All new) dishwasher, washer & dryer, stove, range and built-in fridge + freezer. Under cabinet lighting, quartz countertops, vaulted ceilings and floating truss beams.

Built in 2024

## Essential Information

MLS® #	E4437544
Price	\$894,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,798



Acres	13.70
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	50371 Rge Road 23
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### **Amenities**

Features	Air Conditioner, Ceiling 9 ft., Closet Organizers, Front Porch, Hot Water Instant, Vaulted Ceiling, Vinyl Windows, Workshop
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, No Through Road, Treed Lot
Construction	Wood
Foundation	Brick

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	49
Zoning	Zone 90

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Listing information last updated on July 9th, 2025 at 3:17am MDT