# \$2,355,000 - 50256 Rge Rd 11, Rural Leduc County

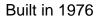
MLS® #E4422398

### \$2,355,000

4 Bedroom, 3.00 Bathroom, 2,031 sqft Rural on 373.50 Acres

None, Rural Leduc County, AB

373.5 Acres on 3 titles (in documents titles, tax searchs, affadavit of value) Buyer to confirm if orangic farmed. Older home in good condition needing upgrading, several out buildings, 2 quarters of land, & a titled island in the north Saskatchewan river. Great opportunity for a smart buyer!!



# **Essential Information**

MLS® #	E4422398
Price	\$2,355,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,031
Acres	373.50
Year Built	1976
Туре	Rural
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

# **Community Information**

Address	50256 Rge Rd 11
Area	Rural Leduc County
Subdivision	None







City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

#### Amenities

Features	Hot Water Natural Gas

#### Interior

Heating	Hot Water, Natural Gas
Stories	5
Has Basement	Yes
Basement	Full, Finished

#### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Private Setting, River View, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

# **Additional Information**

Date Listed	February 21st, 2025
Days on Market	116
Zoning	Zone 90
Foreclosure	Yes

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Listing information last updated on June 16th, 2025 at 11:22pm MDT