

# **\$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
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### 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	5
Zoning	Zone 80

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Listing information last updated on April 30th, 2025 at 1:02pm MDT