

# \$1,088,900 - 48503 Range Road 263, Rural Leduc County

MLS® #E4461278

**\$1,088,900**

4 Bedroom, 3.00 Bathroom, 1,456 sqft  
Single Family on 80.00 Acres

None, Rural Leduc County, Alberta

You own 80-acres in Leduc County offering true country living with endless potential. Just 1 km south of Glen Park Rd, this 2,700 sq ft bi-level home has been lovingly maintained by the original owner and features 4 bedrooms, 2.5 baths, a spacious main-level living area, and a large, well-equipped kitchen perfect for family gatherings. The finished basement includes a cozy wood stove, additional living space, and flexible rooms for office or recreation. An oversized double attached heated garage adds year-round convenience. The property includes two fenced pastures, a pen with chute, multiple outbuildings including a workshop, gardens, fruit trees, and a huge 40-ft-deep fenced dugout. Two 20'x60' greenhouses with attached work area and storefront (heated, powered, plumbed) are ready for growing, storage, or creative business ventures. Long-term farmland rental offsets property taxes. Shingles in 2025. Enjoy peaceful prairie views, mature trees, and spectacular sunsets—all just minutes from Leduc. (id:6289)

Built in 1994

## Essential Information

Listing #	E4461278
Price	\$1,088,900
Bedrooms	4



Bathrooms	3.00
Half Baths	1
Square Footage	1,456
Acres	80.00
Year Built	1994
Type	Single Family
Style	Bi-level

### Community Information

Address	48503 Range Road 263
Subdivision	None
City	Rural Leduc County
Province	Alberta
Postal Code	T0C0V0

### Amenities

Amenities	Airport
Features	Agriculture
Parking	Attached Garage, Heated Garage
# of Garages	1

### Interior

Appliances	Dishwasher, Garage door opener remote(s), Garage door opener, Microwave Range Hood Combo, Refrigerator, Storage Shed, Gas stove(s), Central Vacuum, Water Distiller, Window Coverings
Heating	Forced air
Fireplace	Yes
Fireplaces	Gas
Has Basement	Yes
Basement	Low

### Listing Details

Listing Office	Century 21 Masters
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