

# \$889,000 - 50371 Rr 23, Rural Leduc County

MLS® #A2241039

**\$889,000**

3 Bedroom, 2.00 Bathroom, 1,901 sqft

Residential on 13.34 Acres

NONE, Rural Leduc County, Alberta

Beautiful Completely Renovated Home and Fully Finished 60'x40' Shop, situated on 13.34 Acres! This 1901 sq/ft home was professionally renovated in 2023/24 with New Shingles, Siding, Septic, Weeping Tile, Furnace, Pressure Tank, Electrical, Plumbing, A/C, Appliances, Flooring, Kitchen and More! The Main floor of the home has 3 Bedrooms with the Primary having its own 3 piece Ensuite Bathroom and Walk-in Closet with Custom Shelving. The New Kitchen has Quartz countertops, an Island, and a Corner Pantry with Custom Shelving. Open to the Living room that has a Feature TV wall, Vaulted Ceiling, Beams, and a Fire Place. A Laundry room with custom shelving, and a 4 piece Bathroom complete the Spacious Main Floor. The New Covered Deck provides great views of the private property. The Shop is Fully Finished with Power, Heat, Cement floor, and a parking pad in front of the 20'x14' door. There are Two Wells on the property and has power ran for RV parking. This Property must be viewed in person to appreciate it!

Built in 1955

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2241039  |
| Price     | \$889,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 2                                |
| Square Footage | 1,901                            |
| Acres          | 13.34                            |
| Year Built     | 1955                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 50371 Rr 23        |
| Subdivision | NONE               |
| City        | Rural Leduc County |
| County      | Leduc County       |
| Province    | Alberta            |
| Postal Code | T0C 2P0            |

### Amenities

|         |                   |
|---------|-------------------|
| Parking | RV Access/Parking |
|---------|-------------------|

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | Central Air                                             |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Wood Burning Stove                                      |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Fire Pit                                |
| Lot Description   | Landscaped, Private, See Remarks, Treed |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding                            |
| Foundation        | Block, See Remarks                      |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | July 16th, 2025     |
| Days on Market | 27                  |
| Zoning         | Country Residential |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) |
|----------------|-------------------------------|

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