

# **\$799,900 - 110 49547 Range Road 243, Rural Leduc County**

MLS® #E4426403

**\$799,900**

4 Bedroom, 2.00 Bathroom, 1,135 sqft

Rural on 3.11 Acres

Sunnyville, Rural Leduc County, AB

Super UPGRADED & UPDATED 1135 sq. ft. BUNGALOW on a 3.11 FENCED, TREED & ROLLING ACRES with a DOUBLE GARAGE plus a 70' x 38' SHOP with CONCRETE & POWER, MINUTES TO BEAUMONT/LEDUC. MODERN FARMHOUSE describes this COUNTRY HOME which offers a CENTRAL FOYER, a generous LIVING ROOM features newer LUXURY VINYL PLANK & large picture window. The SPACIOUS KITCHEN has an abundance of RICH WHITE CABINETS with BLACK ACCENTS, a CENTRAL ISLAND with a newer GAS COOKTOP, PANTRY, KNOTTY PLANK FLOORING, great DINING SPACE & access to the COMPOSITE DECK & HOT TUB & YARD. The main bath combines an 4 PC. BATH & plenty of room for the LAUNDRY! Two large bedrooms complete the main floor. Down the CENTRAL STAIRCASE to the FINISHED BASEMENT offering a lovely family room with HI EFFICIENCY FIREPLACE plus a 2nd KITCHEN with fridge and stove. A 3 piece bath with shower & upgraded dual flush toilet, plus 2 generous sized bedrooms PLUS DIRECT ACCESS UP TO THE BREEZEWAY. UPGRADED FURNACE, HWT, METAL ROOFS, PVC WINDOWS & SEPTIC, PLUMBING.

Built in 1962



## Essential Information

MLS® #	E4426403
Price	\$799,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,135
Acres	3.11
Year Built	1962
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## Community Information

Address	110 49547 Range Road 243
Area	Rural Leduc County
Subdivision	Sunnyville
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 1Z8

## Amenities

Features	Deck, Front Porch, Hot Tub, Low Flw/Dual Flush Toilet, Wet Bar
Parking Spaces	10

## Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting, Treed Lot, See Remarks
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 19th, 2025

Days on Market                43

Zoning                            Zone 80

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