

## \$2,499,500 - 49169 Rr 260, Rural Leduc County

MLS® #E4445289

**\$2,499,500**

4 Bedroom, 4.00 Bathroom, 4,824 sqft

Rural on 12.31 Acres

None, Rural Leduc County, AB

LOG WALK-OUT BUNGALOW nestled on a sprawling 12.31 ACRE ESTATE 33 km S of Edmonton, AB. The 4-bed/4-bath home features 7,818 sqft of TOTAL living space w/ 3 CAR GARAGE & huge 100'x60' SHOP (4 x 14' doors, heat & water). Inside, the great room impresses w/ VAULTED OPEN-BEAM CEILINGS & a stunning STONE FP, flowing into a MASSIVE DINING AREA perfect for entertaining. The chef's kitchen boasts a huge GRANITE ISLAND, S/S APPLIANCES (gas stove), & abundant CABINETRY & countertops. The massive primary suite features a LOFT, a luxurious 4 pc ENSUITE, & a separate bathtub room. Additional highlights include a spacious SUNROOM, 2nd LOFT w/ a maint-free UPPER DECK, NEW A/C, NEW BOILER, fresh exterior stain, ICF FOUNDATION & lots of storage. The basement hosts a HUGE REC ROOM w/ in-flr heat, bar, stone FP, WALK-OUT PATIO, 3 bedrooms, & 2 baths. The estate is completed w/ landscaped yard, Stone firepit, log shed, PAVED DRIVEWAY, fence, tree-lined road & approx 5 acres of FARMLAND, ensuring privacy & tranquility.

Built in 2009

### Essential Information

MLS® #

E4445289



|                |                        |
|----------------|------------------------|
| Price          | \$2,499,500            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 4,824                  |
| Acres          | 12.31                  |
| Year Built     | 2009                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 49169 Rr 260       |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 2X1            |

### Amenities

|          |                                                                                                                                                                                                |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Bar, Deck, Fire Pit, Open Beam, Patio, R.V. Storage, Sunroom, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, See Remarks, Vacuum System-Roughed-In, Rooftop Deck/Patio |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Log                                                                         |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Private Setting, Treed Lot, See Remarks |
| Construction      | Log                                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 2nd, 2025

Days on Market                116

Zoning                            Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 26th, 2025 at 3:02pm MDT