

\$325,000 - 48437 Rge Road 34, Rural Leduc County

MLS® #E4455371

\$325,000

1 Bedroom, 1.00 Bathroom, 775 sqft

Rural on 3.21 Acres

None, Rural Leduc County, AB

Nestled just outside of the charming village of Warburg, this 3.21 acre property is surrounded by wide-open farmer's fields, offering peace and privacy, and endless prairie views. This rare investment embodies country living at its finest. Enjoy a coffee on the front porch while watching the sun rise and set. Rain on the tin roof brings cozy vibes along with a wood-burning stove. A wood chute from the side of the home compliments the wood-burning stove adding rustic charm and efficiency. Upstairs is lined with stunning cedar ceiling with one bedroom and one bathroom. The basement is awaiting your finishing touch granting instant equity with two framed-in bedrooms, an additional living space, and plumbing and electrical in place. Whether you are looking for a quiet escape, space for a hobby farm, or a property with room to grow, this acreage has an excellent foundation in place to create an ideal country retreat, and just a short drive from town amenities. Get it while you can!

Built in 2004

Essential Information

MLS® # E4455371

Price \$325,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	775
Acres	3.21
Year Built	2004
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	48437 Rge Road 34
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2T0

Amenities

Features	Front Porch
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Interior

Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Low Maintenance Landscape
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 29th, 2025
Days on Market	72
Zoning	Zone RUR1

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