

\$649,900 - 49539 Rge Road 221, Rural Leduc County

MLS® #E4432880

\$649,900

2 Bedroom, 1.00 Bathroom, 1,377 sqft

Rural on 80.00 Acres

None, Rural Leduc County, AB

Welcome to this beautiful 80-acre property! AMAZING VALUE! Located just 20 minutes east of Beaumont and 30 minutes south of Sherwood Park. This fully fenced parcel is bordered with mature trees and offers excellent access via Township Road 495 and Range Road 221. The property features a meticulously maintained 1,376 sq. ft. farmhouse with 2 bedrooms and a 4-piece bathroom—move-in ready and full of charm. Additional improvements include a 20' x 30' metal-clad garage with power, multiple corrals, two dugouts, and extensive fencing—ideal for starting a hobby farm or expanding an existing operation. A rare opportunity to own prime land in a sought-after location! Amazing value and ready for immediate possession! Visit REALTOR® website for more information.

Built in 1996

Essential Information

MLS® #	E4432880
Price	\$649,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,377
Acres	80.00
Year Built	1996



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	49539 Rge Road 221
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M0

Amenities

Features	Ceiling 9 ft., Deck
----------	---------------------

Interior

Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped, Private Setting, Treed Lot
Construction	Wood
Foundation	Grade Beam

Additional Information

Date Listed	April 25th, 2025
Days on Market	7
Zoning	Zone 80

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 May 2nd, 2025 at 12:32pm MDT