

# \$721,750 - 49231 Hwy 814, Rural Leduc County

MLS® #E4447723

**\$721,750**

4 Bedroom, 2.50 Bathroom, 1,657 sqft  
Rural on 4.28 Acres

None, Rural Leduc County, AB

Welcome to your new hobby farm, where old-world charm meets new-world living! Nestled between rolling fields and framed by farm after farm, this exquisite 1900s two-storey home has been lovingly updated with modern flair—without losing an ounce of its timeless character. With 4 spacious bedrooms, 2.5 baths, and a walkout basement, there's room for everyone (including the donkeys- they dont stay but you can get your own!) From growing your own food to making unforgettable memories, this property is more than a home—it's a lifestyle. Whether you're sipping coffee on the porch or watching the sun set over your land, this is where the good life begins. It's your return to a simpler, more meaningful way of life. It's your now and your forever. Live simply, live fully in your home home.

Built in 1908

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447723  |
| Price          | \$721,750 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,657     |



|            |                        |
|------------|------------------------|
| Acres      | 4.28                   |
| Year Built | 1908                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 49231 Hwy 814      |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 2R1            |

### Amenities

|          |                                                                           |
|----------|---------------------------------------------------------------------------|
| Features | Deck, Fire Pit, Front Porch, Hot Tub, Hot Water Natural Gas, R.V. Storage |
|----------|---------------------------------------------------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 3                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                  |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Level Land, Low Maintenance Landscape |
| Construction      | Wood                                                                                  |
| Foundation        | Preserved Wood                                                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 34              |
| Zoning         | Zone 80         |

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Listing information last updated on August 17th, 2025 at 2:17pm MDT