

## \$525,000 - 47332 Rge Road 12, Rural Leduc County

MLS® #E4449680

**\$525,000**

3 Bedroom, 2.00 Bathroom, 759 sqft

Rural on 8.30 Acres

None, Rural Leduc County, AB

Are you on the hunt for a beautiful, affordable, and move-in ready acreage? Is having a huge garage/SHOP (over 31x27ft, w/in-floor heat!) on your list too? How about over 8 acres of serenity, wrapped up in a perfect combination of treed privacy and wide open spaces? Check, check, check! Do you love the lake too? That's covered as well! Just a stone's throw from Pigeon Lake, this architecturally stunning and character-rich home awaits a new owner. Could it be YOU? Open the gates to a piece of acreage perfection, and walk into this cozy home to find vaulted wood ceilings and exposed brick accents. So special! The woodstove anchors the main living space, w/open layout to the updated kitchen w/newer appliances. A bdrm and a pretty bthrm are also on this level. Two large bdrms and a gorgeous full bath w/laundry area are downstairs. Most windows are newer (triple pane!), along w/the furnace, HWT, pressure tank, and more. There are even hook-ups on site for guests who want to camp out. YOUR DREAM ACREAGE AWAITS!

Built in 1956

### Essential Information

MLS® # E4449680

Price \$525,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 759                    |
| Acres          | 8.30                   |
| Year Built     | 1956                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 47332 Rge Road 12  |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 2P0            |

### Amenities

|          |                                                                                                                                    |
|----------|------------------------------------------------------------------------------------------------------------------------------------|
| Features | Deck, Fire Pit, Front Porch, No Animal Home, No Smoking Home, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Workshop, See Remarks |
|----------|------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|              |                       |
|--------------|-----------------------|
| Heating      | Forced Air-1, Propane |
| Fireplace    | Yes                   |
| Stories      | 2                     |
| Has Basement | Yes                   |
| Basement     | Full, Finished        |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood                                                                             |
| Exterior Features | Backs Onto Park/Trees, Beach Access, Boating, Landscaped, Treed Lot, See Remarks |
| Construction      | Wood                                                                             |
| Foundation        | Concrete Perimeter                                                               |

### Additional Information

Date Listed July 25th, 2025

Days on Market 16

Zoning Zone 80

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Listing information last updated on August 10th, 2025 at 10:03am MDT