

## \$2,355,000 - 50256 Rge Rd 11, Rural Leduc County

MLS® #E4452957

**\$2,355,000**

4 Bedroom, 3.00 Bathroom, 2,031 sqft

Rural on 373.50 Acres

None, Rural Leduc County, AB

373.5 Acres on 3 titles (in documents titles, tax searches, affidavit of value) Buyer to confirm if organic farmed. Older home in good condition needing upgrading, several out buildings, 2 quarters of land, & a titled island in the north Saskatchewan river. Great opportunity for a smart buyer!!

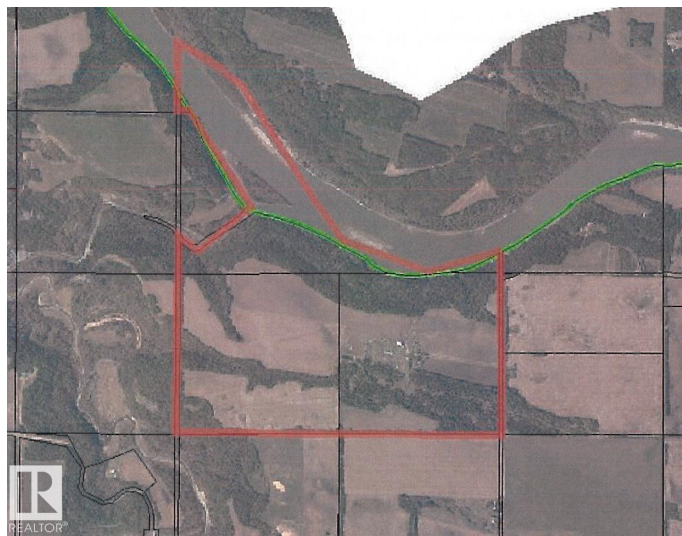
Built in 1976

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452957               |
| Price          | \$2,355,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,031                  |
| Acres          | 373.50                 |
| Year Built     | 1976                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 5 Level Split          |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 50256 Rge Rd 11    |
| Area        | Rural Leduc County |
| Subdivision | None               |



|             |                    |
|-------------|--------------------|
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 2P0            |

### **Amenities**

|          |                       |
|----------|-----------------------|
| Features | Hot Water Natural Gas |
|----------|-----------------------|

### **Interior**

|              |                        |
|--------------|------------------------|
| Heating      | Hot Water, Natural Gas |
| Stories      | 5                      |
| Has Basement | Yes                    |
| Basement     | Full, Finished         |

### **Exterior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood                                                           |
| Exterior Features | Cross Fenced, Private Setting, River View, Waterfront Property |
| Construction      | Wood                                                           |
| Foundation        | Concrete Perimeter                                             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 57                |
| Zoning         | Zone 90           |
| Foreclosure    | Yes               |

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 10th, 2025 at 5:17am MDT