

Courtesy Of Brent Anderson Of Century 21 Masters

# **\$1,088,900 - 48503 Range Road 263, Rural Leduc County**

MLS® #E4461278

**\$1,088,900**

4 Bedroom, 2.50 Bathroom, 1,456 sqft

Rural on 80.00 Acres

None, Rural Leduc County, AB

You own 80-acres in Leduc County offering true country living with endless potential. Just 1 km south of Glen Park Rd, this 2,700 sq ft bi-level home has been lovingly maintained by the original owner and features 4 bedrooms, 2.5 baths, a spacious main-level living area, and a large, well-equipped kitchen perfect for family gatherings. The finished basement includes a cozy wood stove, additional living space, and flexible rooms for office or recreation. An oversized double attached heated garage adds year-round convenience. The property includes two fenced pastures, a pen with chute, multiple outbuildings including a workshop, gardens, fruit trees, and a huge 40-ft-deep fenced dugout. Two 20'x60' greenhouses with attached work area and storefront (heated, powered, plumbed) are ready for growing, storage, or creative business ventures. Long-term farmland rental offsets property taxes. Shingles in 2025. Enjoy peaceful prairie views, mature trees, and spectacular sunsets—all just minutes from Leduc.

Built in 1994

## **Essential Information**

MLS® #

E4461278



Price	\$1,088,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	80.00
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	48503 Range Road 263
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Features	Deck, Detectors Smoke, Greenhouse, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Fenced
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed           October 8th, 2025

Days on Market     1

Zoning               Zone 90

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Listing information last updated on October 9th, 2025 at 3:32am MDT