

FOR SALE

PRIVATE COUNTRY ESTATE ON 160 ACRES ±

49279 Range Road 240, Leduc County, AB



Highlights

- 160 acres ± offering peaceful country living with a beautiful pond, natural water, and trees
- 5,784 sq ft ± shop/house combining a modern residence with an expansive, versatile shop
- Newly built home featuring modern finishes, an open-concept layout, and abundant natural light
- Spacious 5-bedroom layout with a family room, luxurious ensuite, additional bathroom, and storage
- Exceptional versatility with a large shop and fabric Quonset for equipment, hobbies, and storage

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Co-listed with

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ROYAL PARK
REALTY™

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Property Details & Financials | 49279 Range Road 240, Leduc County, AB

MUNICIPAL ADDRESS 49279 Range Road 240, Leduc County, AB

LEGAL DESCRIPTION 4; 23; 49; 18; NW ¼

ZONING AG ([Agricultural District](#))

SIZE 5,784 sq ft ±

LOT SIZE 160 acres ±

SALE PRICE **\$2,350,000.00**

PROPERTY TAXES \$3,516.13/annum (2026)

MAIN FLOOR

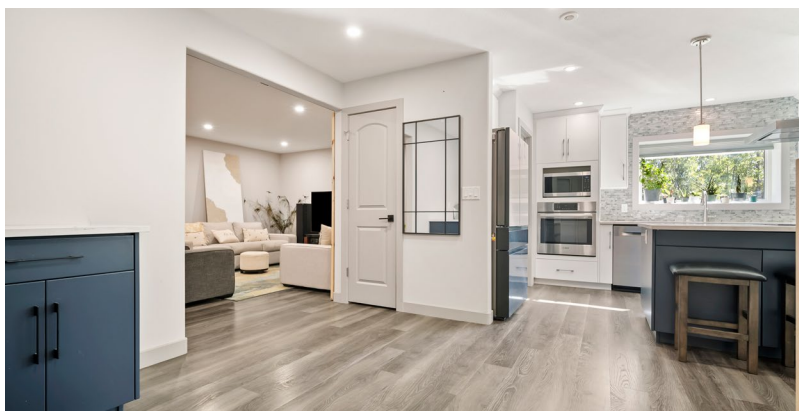
- Spacious entryway
- Bright living room
- Large open concept kitchen and dining area
- 4-pc bathroom
- Abundant natural light
- Convenient access to the shop

UPPER FLOOR

- Five bedrooms
- Spacious family room
- 5-pc bathroom
- 5-pc ensuite
- Laundry area
- Additional storage

APPLIANCES & INTERIOR FEATURES

- Hood fan
- Built-in dishwasher
- Refrigerator
- Wall-mounted oven
- Microwave
- Stove
- Murphy bed
- Two washer/dryer sets
- Air conditioning



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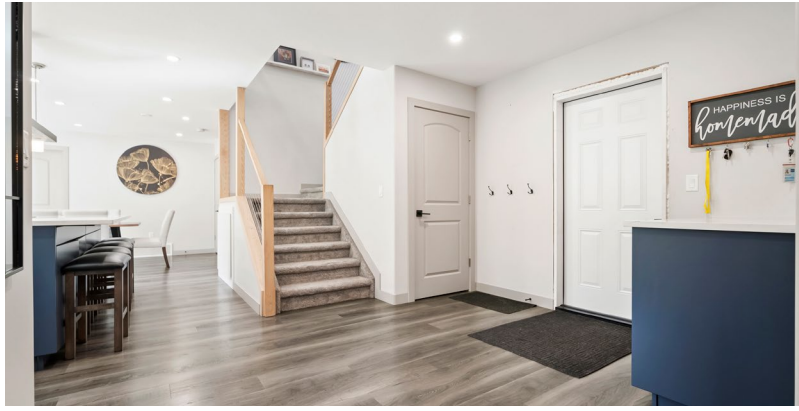
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A UNIQUE COUNTRY PROPERTY

Set at the end of the road, this newly built 5,784 sq ft ± shop/house offers modern living, workspace, and country privacy on 160 acres ±. Located just south of Highway 623 and Range Road 240, with Beaumont, Leduc, and Nisku just minutes away.



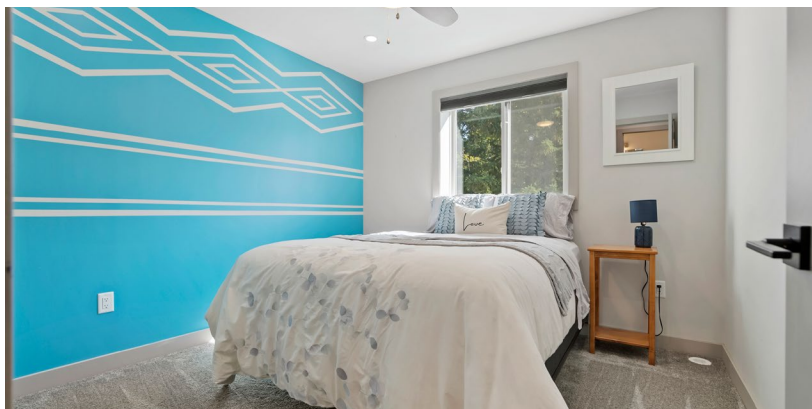
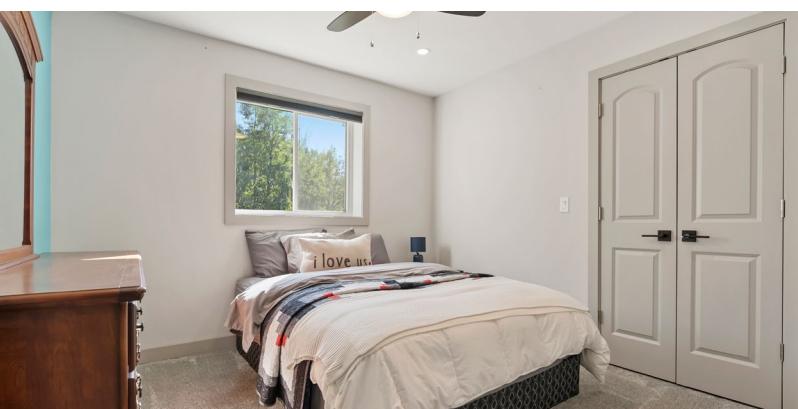
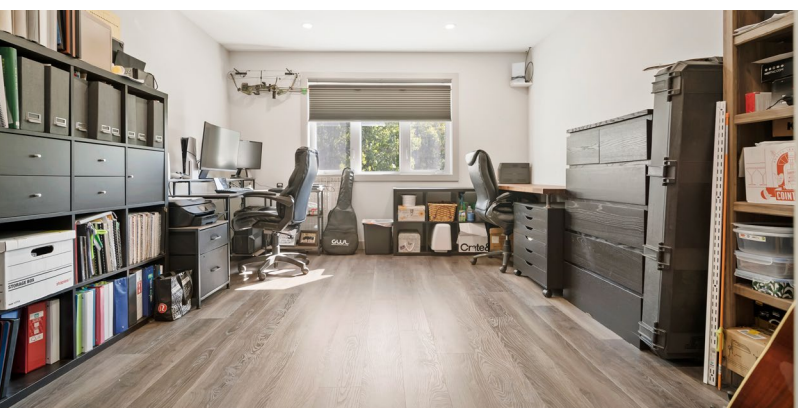
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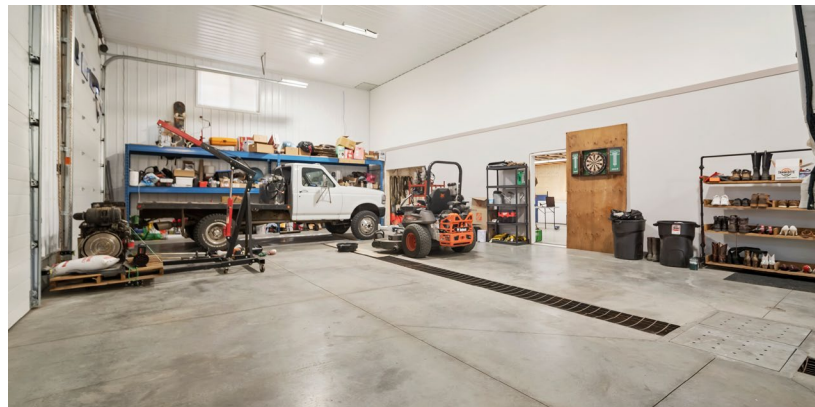
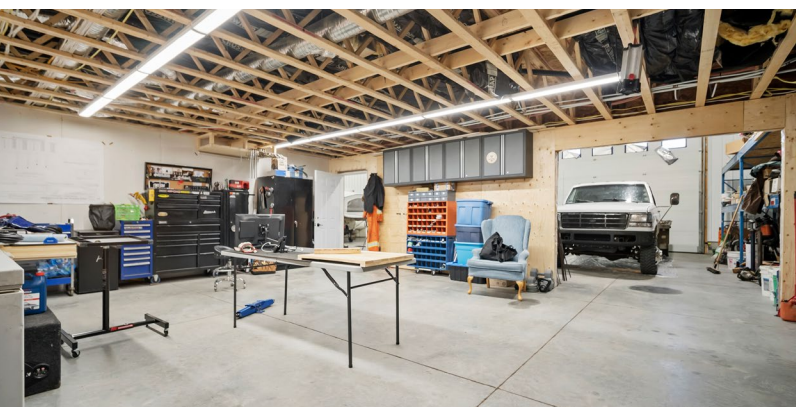
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The expansive shop provides exceptional space for equipment, vehicles, hobbies, storage, or a variety of other uses.

- Large open shop area
- Overhead grade doors
- Excellent workspace and storage potential



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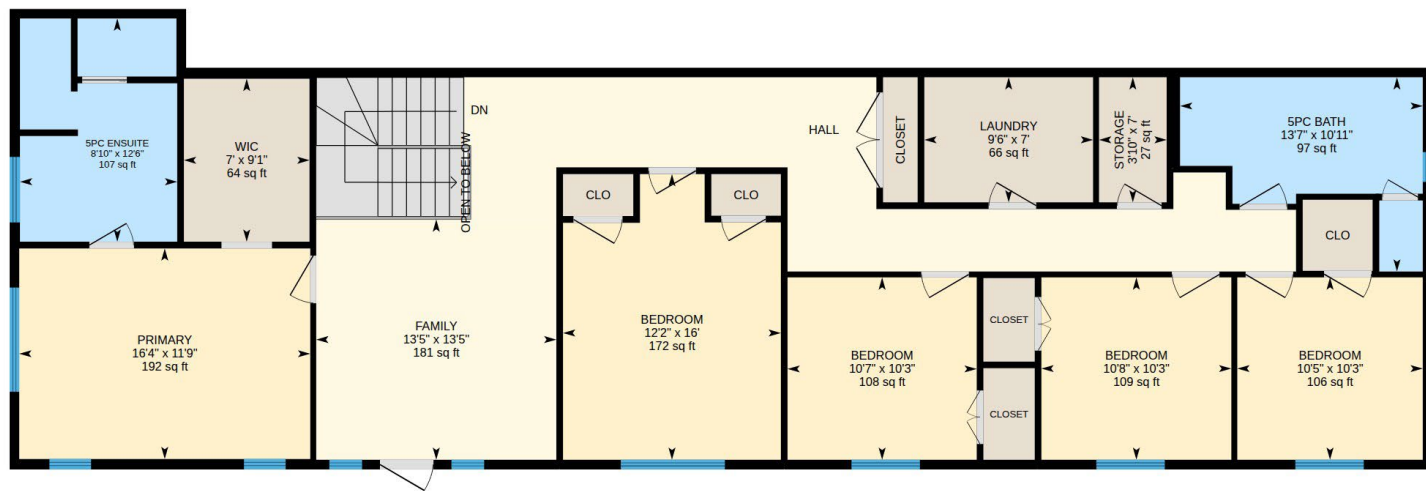
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MAIN FLOOR



SECOND FLOOR



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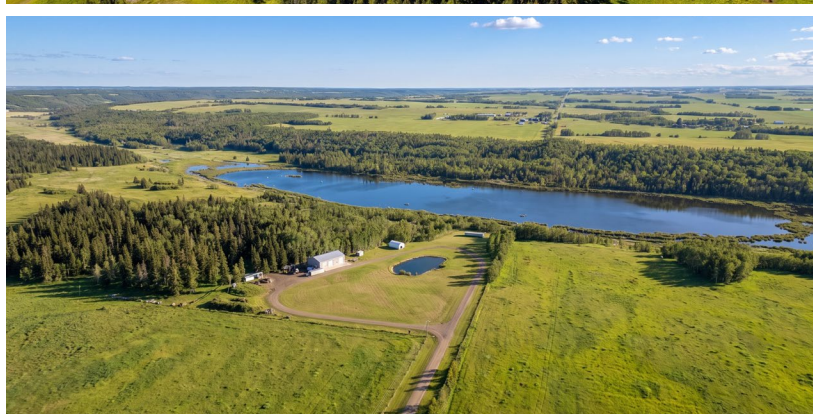
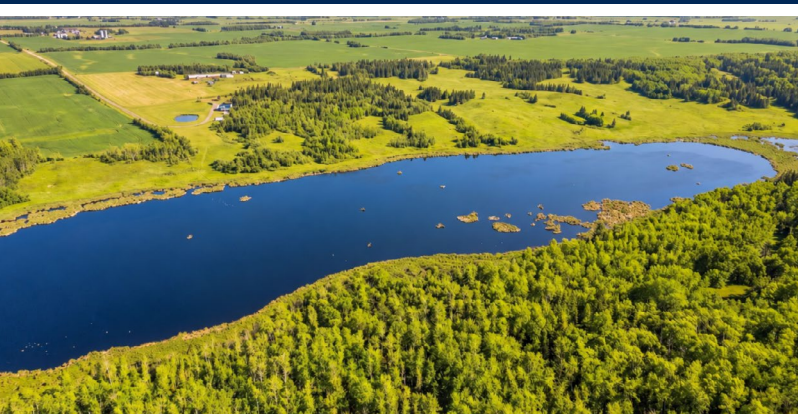
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Outdoor Features

- Beautiful private pond
- Large natural water area and trees
- Property backs onto a scenic natural setting
- Long private driveway
- Fabric Quonset for additional storage



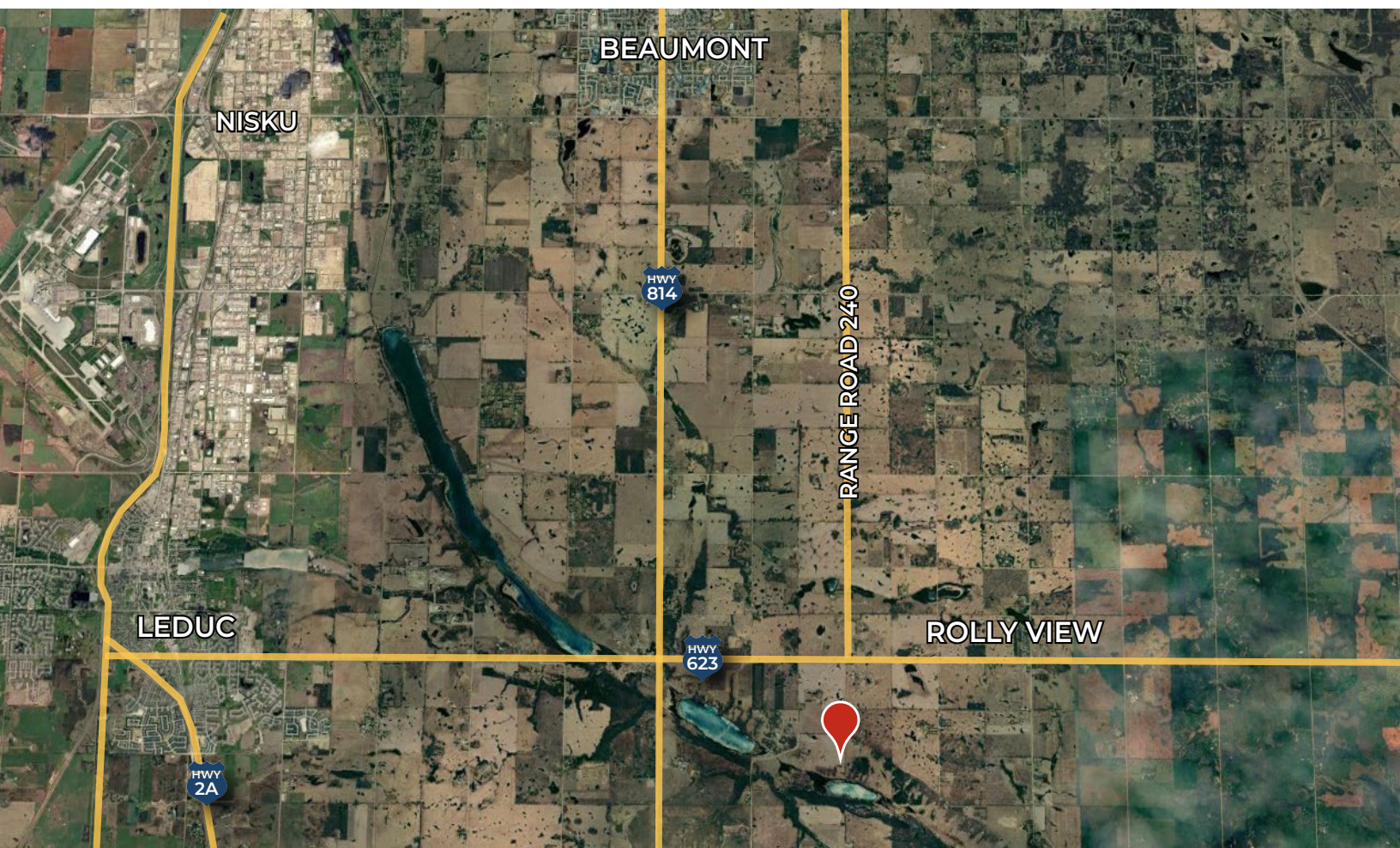
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CONTACT OUR TEAM:



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