

# **\$799,900 - 110 49547 Range Road 243, Rural Leduc County**

MLS® #E4426403

**\$799,900**

4 Bedroom, 2.00 Bathroom, 1,135 sqft

Rural on 3.11 Acres

Sunnyville, Rural Leduc County, AB

Super UPGRADED & UPDATED 1135 sq. ft. BUNGALOW on a 3.11 FENCED, TREED & ROLLING ACRES with a DOUBLE GARAGE plus a 70' x 38' SHOP with CONCRETE & POWER, MINUTES TO BEAUMONT/LEDUC. MODERN FARMHOUSE describes this COUNTRY HOME which offers a CENTRAL FOYER, a generous LIVING ROOM features newer LUXURY VINYL PLANK & large picture window. The SPACIOUS KITCHEN has an abundance of RICH WHITE CABINETS with BLACK ACCENTS, a CENTRAL ISLAND with a newer GAS COOKTOP, PANTRY, KNOTTY PLANK FLOORING, great DINING SPACE & access to the COMPOSITE DECK & HOT TUB & YARD. The main bath combines an 4 PC. BATH & plenty of room for the LAUNDRY! Two large bedrooms complete the main floor. Down the CENTRAL STAIRCASE to the FINISHED BASEMENT offering a lovely family room with HI EFFICIENCY FIREPLACE plus a 2nd KITCHEN with fridge and stove. A 3 piece bath with shower & upgraded dual flush toilet, plus 2 generous sized bedrooms PLUS DIRECT ACCESS UP TO THE BREEZEWAY. UPGRADED FURNACE, HWT, METAL ROOFS, PVC WINDOWS & SEPTIC, PLUMBING.

Built in 1962



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4426403               |
| Price          | \$799,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,135                  |
| Acres          | 3.11                   |
| Year Built     | 1962                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 110 49547 Range Road 243 |
| Area        | Rural Leduc County       |
| Subdivision | Sunnyville               |
| City        | Rural Leduc County       |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T4X 1Z8                  |

## Amenities

|                |  |
|----------------|--|
| Features       | Deck, Front Porch, Hot Tub, Low Flw/Dual Flush Toilet, Wet Bar |
| Parking Spaces | 10   |

## Interior

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

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Private Setting, Treed Lot, See Remarks |
| Construction      | Wood   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 19th, 2025

Days on Market                41

Zoning                            Zone 80

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Listing information last updated on April 29th, 2025 at 12:47pm MDT