

## \$1,000,000 - 50178 Hwy 814, Rural Leduc County

MLS® #E4449792

**\$1,000,000**

4 Bedroom, 1.00 Bathroom, 1,389 sqft

Rural on 77.50 Acres

None, Rural Leduc County, AB

Auction Alert: Auction taking place on Sept 23 and bidding is open. Take advantage of a great investment opportunity or a chance to lay down some country roots with this single home parcel coming up for auction in Beaumont, AB. This real estate is 77.5Â± acres and includes a country-style home with three bedrooms and one bathroom. The home features an ensuite, new windows and doors, updated kitchen countertops, a surveillance system, 30-year shingles installed a decade ago, new chimney cap, and updates to the sewage system that include an alarm and cistern. Youâ€™ll also take ownership of a powered shop (40 by 52 feet), powered Quonset (40 by 100 feet), and poultry barn (30 by 150 feet). The shop is fully insulated, while the Quonset has partial insulation. There is easy access to Highways 625 and 814, as well as Edmonton International Airport Please Note: List price is Auction Starting bid

Built in 1955

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4449792    |
| Price      | \$1,000,000 |
| Bedrooms   | 4           |
| Bathrooms  | 1.00        |
| Full Baths | 1           |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,389                  |
| Acres          | 77.50                  |
| Year Built     | 1955                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 50178 Hwy 814      |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 0K2            |

### Amenities

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                       |
| Exterior Features | Airport Nearby, Corner Lot, Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks |
| Construction      | Wood                                                                                       |
| Foundation        | Block                                                                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 32              |
| Zoning         | Zone 80         |

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Listing information last updated on August 23rd, 2025 at 4:02pm MDT