

# \$450,000 - 48041 Rge Road 264, Rural Leduc County

MLS® #E4455577

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,042 sqft  
Rural on 5.19 Acres

None, Rural Leduc County, AB

3 bed, 2 bath modular home built in 2007 with solid oak cabinets and upgraded vinyl plank flooring and gas fireplace. Conveniently located only 20 minutes to Leduc, 25 minutes to the airport, 9 minutes to Wizard Lake, within the New Humble Centre School District or Calmar. 5.19 acres fenced with page wire, oak trees planted, owners were planning on building a house so utilities are set up to handle a 6 bedroom house. Tank and mound sewer system, underground power, good drilled well. Plenty of room to build a dream home and shop. Or just move in and enjoy!

Built in 2007

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4455577               |
| Price          | \$450,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,042                  |
| Acres          | 5.19                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 48041 Rge Road 264 |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 0V0            |

## Amenities

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

## Interior

|                   |                       |
|-------------------|-----------------------|
| Interior Features | ensuite bathroom      |
| Heating           | Forced Air-1, Propane |
| Stories           | 1                     |
| Has Basement      | Yes                   |
| Basement          | None, No Basement     |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Modular            |
| Exterior Features | Fenced, Level Land |
| Construction      | Modular            |
| Foundation        | Block              |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 40                  |
| Zoning         | Zone 90             |

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Listing information last updated on October 11th, 2025 at 8:47pm MDT