

## \$525,000 - 48330 Rge Road 281, Rural Leduc County

MLS® #E4445685

**\$525,000**

1 Bedroom, 0.00 Bathroom, 812 sqft

Rural on 40.28 Acres

None, Rural Leduc County, AB

Welcome to your private wilderness retreat! Nestled on 40 acres of treed land, this unique off-grid cabin offers year-round peace and panoramic views from its hilltop location. It's insulated to support year-round temperatures, powered by solar, and heated with a wood stove and propane heater—an ideal escape for nature lovers or outdoor enthusiasts. The land features extensive walking and quad trails, a cleared building site near the front, and abundant wildlife including moose and deer. Whether you're after a weekend getaway, a hunting base, or a future dream home, this property is full of potential. The existing cabin is great for seasonal use or guests, and the serene setting offers unmatched tranquility just 45 minutes from Edmonton. A rare chance to own 40 acres of Alberta wilderness—quiet, private, and full of possibility!

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445685  |
| Price          | \$525,000 |
| Bedrooms       | 1         |
| Bathrooms      | 0.00      |
| Square Footage | 812       |
| Acres          | 40.28     |



|            |                        |
|------------|------------------------|
| Year Built | 2002                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 48330 Rge Road 281 |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 2P0            |

### Amenities

|          |                                  |
|----------|----------------------------------|
| Features | Fire Pit, Front Porch, Open Beam |
|----------|----------------------------------|

### Interior

|              |                   |
|--------------|-------------------|
| Heating      | Wood Stove, Wood  |
| Fireplace    | Yes               |
| Stories      | 2                 |
| Has Basement | Yes               |
| Basement     | None, No Basement |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                        |
| Exterior Features | Environmental Reserve, Not Fenced, Not Landscaped, Private Setting, Recreation Use, Rolling Land, Treed Lot |
| Construction      | Wood                                                                                                        |
| Foundation        | Block                                                                                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 45             |
| Zoning         | Zone 80        |

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