

# \$899,000 - 49322 Rge Road 35, Warburg

MLS® #A2209317

**\$899,000**

4 Bedroom, 3.00 Bathroom, 1,404 sqft  
Residential on 8.62 Acres

NONE, Warburg, Alberta

Beautiful 1404 sq/ft Home with a Triple Attached Garage, 40'x60' Fully Finished Shop and More all Situated on 8.62 Acres! Nestled into the mature yard site sits the 2010 built fully finished home with decks off both sides and Air Conditioning. The main floor has a living room open to the dining, and kitchen. The kitchen has granite counter tops, lots of cabinets, and a corner pantry. The primary bedroom is also on the main floor and has two walk-in closets along with a 3 piece ensuite bathroom. Completing the main level is another bedroom, 2 piece bathroom, laundry, and mudroom with access to the garage that is fully finished with heat. The Basement has a large family room, 4 piece bathroom, and 2 more bedrooms each having their own walk-in closets. The fully finished shop has a mezzanine at the front for extra storage along with an attached office space that has a 2 piece bathroom and laundry. Another detached garage with power and other outbuildings are on this Gorgeous Pride of Ownership Property!

Built in 2010

## Essential Information

MLS® #	A2209317
Price	\$899,000
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,404
Acres	8.62
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	49322 Rge Road 35
Subdivision	NONE
City	Warburg
County	Leduc County
Province	Alberta
Postal Code	T0C 2T0

### **Amenities**

Parking	Heated Garage, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Landscaped, Private, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	14
Zoning	Country Residential

### **Listing Details**

Listing Office RE/MAX Real Estate (Edmonton)

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