

## \$827,500 - 50240 Rge Rd 225, Rural Leduc County

MLS® #E4425872

**\$827,500**

4 Bedroom, 3.00 Bathroom, 1,611 sqft

Rural on 4.94 Acres

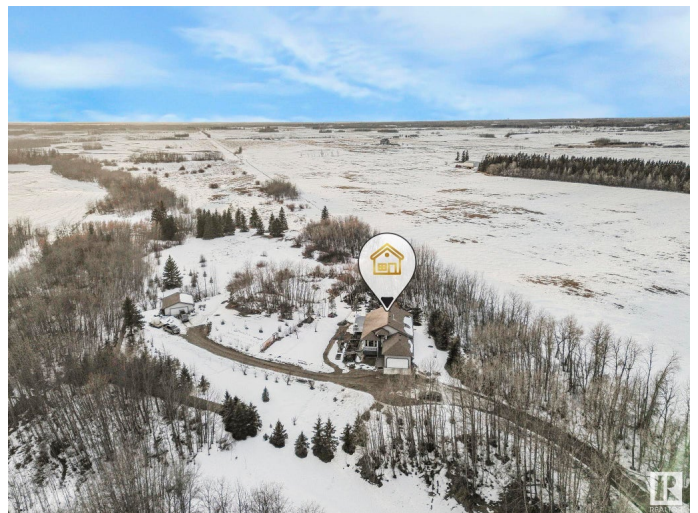
None, Rural Leduc County, AB

Welcome to this beautiful 4-bedroom, 3-bathroom hillside bungalow, built by Homexx in 2006, offering 1610.97 sq/ft of thoughtfully designed living space. Located on 4.94 acres in Leduc County, this home features an open concept layout with vaulted ceilings, oak cabinets, and matching trim throughout the home. Enjoy the peaceful ambiance with your very own fish pond and the convenience of a 3500-gallon cistern. New quartz countertops in kitchen and bathroom. The fully finished walkout basement boasts a huge family room, ideal for relaxation or entertaining. This property also includes both a double attached garage and a double detached garage for all your storage needs. Just 18 minutes from the Anthony Henday, youâ€™™ll enjoy the perfect blend of privacy and accessibility. This stunning property could be yours!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425872  |
| Price          | \$827,500 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,611     |
| Acres          | 4.94      |



|            |                        |
|------------|------------------------|
| Year Built | 2006                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Hillside Bungalow      |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 50240 Rge Rd 225   |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0B 3M1            |

### Amenities

|          |                  |
|----------|------------------|
| Features | Walkout Basement |
|----------|------------------|

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Fruit Trees/Shrubs, Hillside, Stream/Pond, Treed Lot |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter                                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 48               |
| Zoning         | Zone 80          |

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