

# **\$1,380,000 - 540 50353 Rg Rd 224, Rural Leduc County**

MLS® #E4440423

**\$1,380,000**

5 Bedroom, 3.50 Bathroom, 2,132 sqft

Rural on 2.97 Acres

Paradise Hills, Rural Leduc County, AB

Absolutely AMAZING 2131 sq ft 5 bedroom (3+2) FULLY FINISHED WALKOUT Bungalow with 4 car attached garage on 2.97 acres just minutes to town! Bright and open main floor with LOADS of natural lighting, kitchen features a HUGE waterfall island, ss appliances and walk-thru corner pantry. Living room has coffered ceilings and electric fireplace. Three bedrooms up, master big walk-in closet and 5 pc ensuite with heated floor. Closets have custom shelving and automatic lighting! Fully finished south facing walkout basement with 2 big bedrooms, 4 pc bath with heated floors, play room and custom cedar sauna! Huge mud room with walk-in closet leads to your oversized, htd 4 car garage that has tons of storage. Enjoy the evenings on your composite deck with gas hookup. There is also a firepit area and raised garden beds. So many extras in this beauty- bluetooth speakers throughout, tons of motion lighting, permanent Christmas lighting, security cameras, biometric controlled cold room door, R/O water plus much more!!

Built in 2019

## **Essential Information**

MLS® #	E4440423
Price	\$1,380,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,132
Acres	2.97
Year Built	2019
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	540 50353 Rg Rd 224
Area	Rural Leduc County
Subdivision	Paradise Hills
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M1

### Amenities

Features	Air Conditioner, Deck, Walkout Basement
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 5th, 2025
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Days on Market 17

Zoning Zone 80

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