

## \$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

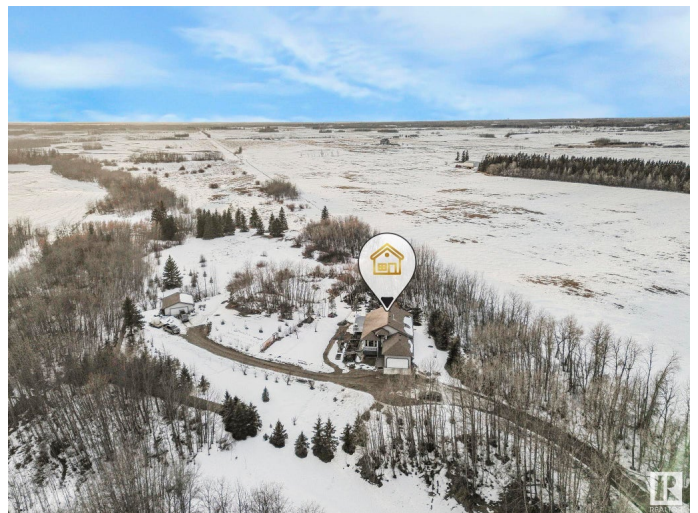
None, Rural Leduc County, AB

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
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### 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	46
Zoning	Zone 80

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