

\$823,000 - 50509 Rge Road 222, Rural Leduc County

MLS® #E4439090

\$823,000

3 Bedroom, 3.00 Bathroom, 1,704 sqft

Rural on 2.79 Acres

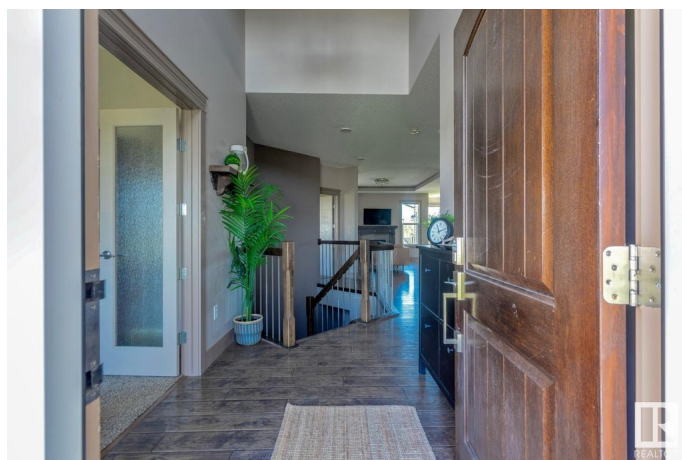
Brightwood Estates, Rural Leduc County, AB

Welcome to Brightwood Estates! Beautifully appointed Homexx-built bungalow featuring 2+2 bedrooms and a fully finished basement with high-end finishes. The open-concept main floor welcomes you with hand-scraped hardwood floors, a cozy Great Room with gas fireplace, trayed ceilings, and recessed lighting. The chef's kitchen boasts granite countertops, a working island, soft-close cabinetry, under-cabinet lighting, walk-through pantry, and S/S appliances. A bright dining area offers garden door access to a deck with hot tub. The spacious primary suite features deck access, a 5-pc ensuite with granite counters, and a large walk-in closet. A second bedroom, 4-pc main bath, and main floor laundry complete the level. Downstairs offers 9-ft ceilings, two bedrooms, a 4-pc bath, and a large family room with electric fireplace. Triple attached garage with hot/cold taps. Paved access, close to Henday, Hwy 21 & QEII.

Built in 2016

Essential Information

MLS® #	E4439090
Price	\$823,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	1,704
Acres	2.79
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	50509 Rge Road 222
Area	Rural Leduc County
Subdivision	Brightwood Estates
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T9E 2X2

Amenities

Features	Air Conditioner, Closet Organizers, Deck, Hot Tub
Parking Spaces	6

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	Airport Nearby, Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Level Land, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 29th, 2025
Days on Market	18

Zoning

Zone 80

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Listing information last updated on June 15th, 2025 at 9:47pm MDT