

## \$799,500 - 50240 Rge Rd 225, Rural Leduc County

MLS® #E4441420

**\$799,500**

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. Multiple fruit trees and shrubs throughout the property. 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, you'll enjoy the perfect blend of privacy and accessibility. This stunning property could be yours!

Built in 2006

### Essential Information

MLS® #	E4441420
Price	\$799,500
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	June 9th, 2025
Days on Market	54
Zoning	Zone 80

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