

# **\$1,239,900 - 115 50512 Rge Road 245, Rural Leduc County**

MLS® #E4449661

**\$1,239,900**

4 Bedroom, 3.50 Bathroom, 2,359 sqft

Rural on 1.93 Acres

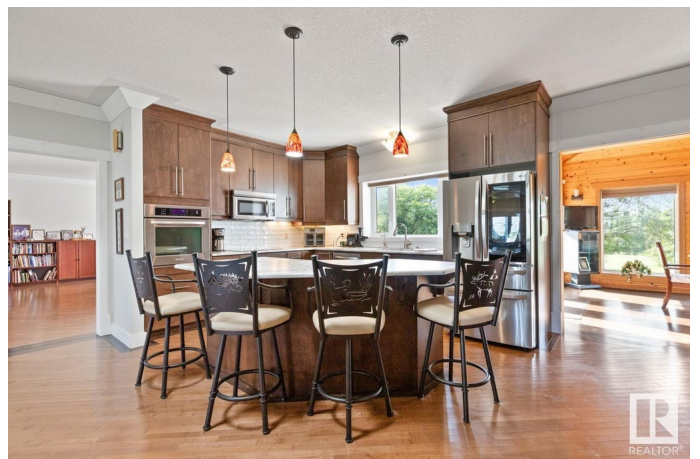
Edda Vista, Rural Leduc County, AB

Welcome to Edda Vista, an executive, environmentally conscious home nestled on 1.93 private acres with a 30x40 shop! Designed for multi-generational living, this stunning property features geo-thermal heating, solar panels, municipal water & easy access to all amenities, offering the perfect balance of rural tranquility and urban convenience. The main floor boasts gleaming hardwood floors, 9' ceilings & a functional layout. The kitchen is equipped with ample cabinetry, a pantry, S/S appliances & a marble island overlooking the dining & living areas. You'll love the rustic charm of the sunroom with sweeping views of the picturesque, tree-lined yard. The king-sized primary suite offers dual walk-in closets & a spa-like ensuite. A spacious 2nd bedroom with its own 3pc ensuite, den & laundry complete the level. The finished basement features in-floor heating, a large family room, 2nd kitchen, dining area, bedroom, 4pc bath & loads of storage. Enjoy peaceful mornings on the deck or tinker in the workshop!

Built in 2009

## **Essential Information**

MLS® #                      E4449661



|                |                        |
|----------------|------------------------|
| Price          | \$1,239,900            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,359                  |
| Acres          | 1.93                   |
| Year Built     | 2009                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 115 50512 Rge Road 245 |
| Area        | Rural Leduc County     |
| Subdivision | Edda Vista             |
| City        | Rural Leduc County     |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T4X 0P5                |

### Amenities

|          |                                                                                                             |
|----------|-------------------------------------------------------------------------------------------------------------|
| Features | Ceiling 9 ft., Deck, R.V. Storage, Skylight, Workshop, See Remarks, 9 ft. Basement Ceiling, Solar Equipment |
|----------|-------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | ensuite bathroom                             |
| Heating           | Heat Pump, In Floor Heat System, Geo Thermal |
| Stories           | 2                                            |
| Has Basement      | Yes                                          |
| Basement          | Full, Finished                               |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | ICFs (Insulated Concrete Forms)                                                      |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Private Setting, Stream/Pond, See Remarks |
| Construction      | ICFs (Insulated Concrete Forms)                                                      |
| Foundation        | Concrete Perimeter                                                                   |

**Additional Information**

Date Listed                July 25th, 2025  
Days on Market        8  
Zoning                    Zone 80

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Listing information last updated on August 2nd, 2025 at 12:02am MDT