

\$889,000 - 50431 Rge Road 222, Rural Leduc County

MLS® #E4419176

\$889,000

4 Bedroom, 3.00 Bathroom, 1,701 sqft

Rural on 8.82 Acres

None, Rural Leduc County, AB

Nestled on a private, out of subdivision 8.8-acre treed lot, this immaculate walk-out basement bungalow offers over 3,000 sq ft of living space. Enjoy energy-efficient geothermal heating and cooling, eliminating gas bills. The kitchen features ample cabinetry, granite countertops, and a pantry, while the main floor boasts hardwood floors, large windows, and soaring 10 and 9 ft ceilings. The walk-out basement includes a spacious rec room with a wet bar, perfect for entertaining. With 4 bedrooms and 3 bathrooms, this home is ideal for a growing family or hosting guests. Outdoors, a double-tiered deck, gazebo, vegetable garden, storage shed, RV pad, and custom fire pit with swings complete this private retreat.

Built in 2006

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4419176 |
| Price | \$889,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,701 |
| Acres | 8.82 |
| Year Built | 2006 |



| | |
|----------|------------------------|
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 50431 Rge Road 222 |
| Area | Rural Leduc County |
| Subdivision | None |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0B 3M2 |

Amenities

| | |
|----------|--|
| Features | Ceiling 10 ft., Ceiling 9 ft., Deck, Fire Pit, Front Porch, Gazebo, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, R.V. Storage, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling |
|----------|--|

Interior

| | |
|-------------------|-------------------------------------|
| Interior Features | ensuite bathroom |
| Heating | Heat Pump, See Remarks, Geo Thermal |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Backs Onto Park/Trees, Low Maintenance Landscape, Private Setting, Rolling Land, Partially Fenced |
| Construction | Wood |
| Foundation | Insulated Concrete Form |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 24th, 2025 |
| Days on Market | 96 |
| Zoning | Zone 90 |

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