

# **\$1,444,444 - 115 50512 Rge Road 245, Rural Leduc County**

MLS® #E4420187

**\$1,444,444**

4 Bedroom, 3.50 Bathroom, 2,435 sqft

Rural on 1.93 Acres

Edda Vista, Rural Leduc County, AB

Why the unique price? Unique 2435 Sq Ft bungalow on just under 2 acres. Geo thermal heating and solar panels (wired for additional set) for heat and power. City water. Gorgeous hardwood with dark inlay throughout the main floor. In floor heating in the basement. Three bedrooms and two full bathroom up. Sun room off the back overlooking the well treed yard with a 90'x90' 16' deep pond. Quonset shed at the back with extra storage under the deck. Basement has a kitchen, front room, bedroom, four piece bath, rec room with pool table ( stays ) as well as a cold room and large workshop with outside access. Attached double oversized garage. \$30,000 front fence and gate. Back yard has plenty of room for a large garden an putting green! Very close to Beaumont, Leduc Spine Road and Hwy 2. Field across the road is a county park! If you are looking for a wonderful bungalow that is mostly self sufficient close to amenities but a very quiet location, this definitely will match your needs now and into the future!

Built in 2009

## **Essential Information**

MLS® # E4420187

Price \$1,444,444



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,435
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, Skylight, 9 ft. Basement Ceiling
Parking Spaces	4

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Flat Site, Landscaped, Stream/Pond, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 3rd, 2025

Days on Market 88

Zoning Zone 80

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