

# \$849,900 - 40 50470 Rge Road 234, Rural Leduc County

MLS® #E4439116

**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,538 sqft  
Rural on 3.07 Acres

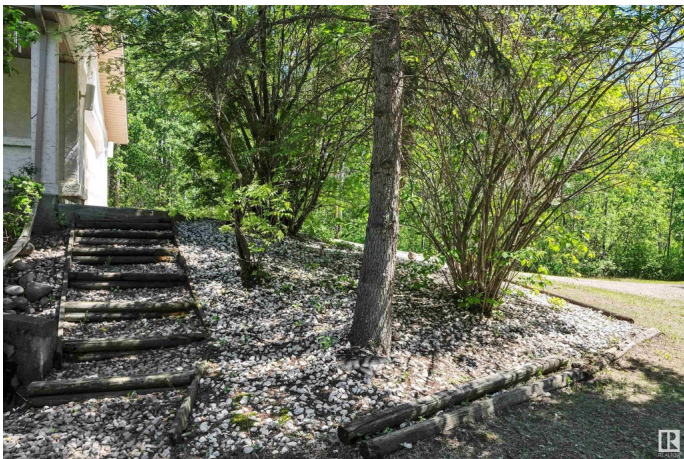
Amarillo Park, Rural Leduc County, AB

Nestled at the end of a winding driveway, surrounded by mature trees and the peaceful sounds of nature, this stunning walkout bungalow offers the perfect blend of privacy, charm, and convenience—just 5 minutes from Beaumont. Step inside and feel instantly at home with vaulted ceilings and sun-drenched living spaces that create a warm and open atmosphere. The upper floor features two spacious bedrooms, a bright kitchen and living area, and access to a expansive deck where you can sip your morning coffee while watching the sun rise through the trees. Downstairs, the walkout basement offers two more large bedrooms, rec room, office area and direct access to the outdoors. Outside, you'll find just the right amount of lush green lawn to enjoy, all surrounded by a fully treed lot that offers year-round beauty and complete privacy. Top it all off with a double attached garage, and you've got a property that truly has it all - in a location that keeps you close to town. Experience your retreat today!

Built in 1993

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4439116  |
| Price    | \$849,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,538                  |
| Acres          | 3.07                   |
| Year Built     | 1993                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 40 50470 Rge Road 234 |
| Area        | Rural Leduc County    |
| Subdivision | Amarillo Park         |
| City        | Rural Leduc County    |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T4X 0L7               |

### **Amenities**

|          |  |
|----------|--|
| Features | Ceiling 10 ft., Deck, Parking-Extra, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup |
|----------|--|

### **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, Fruit Trees/Shrubs, Hillside, Private Setting, Sloping Lot, 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 16th, 2025 at 4:17pm MDT