

## **\$710,000 - 60 50074 Rge Road 233, Rural Leduc County**

MLS® #E4424979

**\$710,000**

4 Bedroom, 2.00 Bathroom, 2,603 sqft

Rural on 3.56 Acres

Southview Ridge\_LEDU, Rural Leduc County,  
AB

This Stunning 2603 square foot bungalow, with Heated Shop and half washroom, measuring 26' x 42' , offers the perfect blend of country living and modern convenience. Situated on a generous 3.56-acre lot, this home is ideal for those seeking tranquility and privacy. The expansive great room, complete with a cozy wood-burning stove and a state-of-the-art home theater system, is the ideal space for entertaining guests or relaxing with family. The modern kitchen, featuring stainless steel appliances and an oversized pantry, is a chef's dream. The master suite offers a private oasis with a walk-in shower and a large closet. Outside, the maintenance-free deck and hot tub provide the perfect setting for enjoying the fresh air and beautiful surroundings. Heated garage with half washroom offers endless possibilities for hobbyists, entrepreneurs, or those seeking additional storage space.

Built in 2011

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4424979  |
| Price     | \$710,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 2,603                  |
| Acres          | 3.56                   |
| Year Built     | 2011                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 60 50074 Rge Road 233 |
| Area        | Rural Leduc County    |
| Subdivision | Southview Ridge_LEDU  |
| City        | Rural Leduc County    |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T4X 0L2               |

### Amenities

|                |                     |
|----------------|---------------------|
| Features       | Deck, Parking-Extra |
| Parking Spaces | 10                  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Airport Nearby, Landscaped, No Back Lane, No Through Road, Vegetable Garden |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 10th, 2025 |
|-------------|------------------|

Days on Market 41

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 10:18pm MDT