

\$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
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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	170
Zoning	Zone 90

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