

Courtesy Of Vanessa N Landry Of Initia Real Estate

## **\$885,900 - 40 50322 Rge Road 232, Rural Leduc County**

MLS® #E4430676

**\$885,900**

4 Bedroom, 4.00 Bathroom, 1,702 sqft

Rural on 3.04 Acres

Rutherford (Leduc County), Rural Leduc County, AB

Welcome to your DREAM HOME in the prestigious Rutherford Hills of Leduc County! This custom-built masterpiece boasts 4 beds, 4 baths, and 1700 sq ft of luxurious living space sitting on 3.04 acres. Step inside and be greeted by 9 ft ceilings, the gourmet kitchen is a chef's delight with top-of-the-line SS appliances and loads of cabinets, large living room with cozy wood burning fireplace & patio doors leading out to a south facing deck. High-end finishes throughout, tilt & turn windows that flood the home w/ natural light. Enjoy filtered water with the built-in reverse osmosis system. Cozy up by the fireplace in the spacious living room or retreat to the master suite with a spa-like ensuite. Bsmt is fully finished with heated floors. Outside, enjoy summer afternoons on the deck overlooking a beautifully landscaped yard. The dbl attached garage is oversized + heated and another dbl heated detached garage sits on the East side of the home. Mins to Beaumont, Leduc, Nisku, EIA, Edmonton & HWY 21. PERFECTION!

Built in 2017

### **Essential Information**

MLS® # E4430676

Price \$885,900



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,702
Acres	3.04
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	40 50322 Rge Road 232
Area	Rural Leduc County
Subdivision	Rutherford (Leduc County)
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0K9

### Amenities

Features	Ceiling 9 ft., Closet Organizers, Deck, Greenhouse, Parking-Extra, R.V. Storage
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### 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	Fruit Trees/Shrubs, Hillside, Landscaped, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 13th, 2025

Days on Market 33

Zoning Zone 80

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Listing information last updated on May 16th, 2025 at 12:47pm MDT