

# **\$725,000 - 50437 Rge Road 235, Rural Leduc County**

MLS® #E4442095

**\$725,000**

4 Bedroom, 3.00 Bathroom, 2,628 sqft

Rural on 2.82 Acres

None, Rural Leduc County, AB

Escape to your own private oasis just 4 minutes east of Beaumont! Situated on a beautifully treed lot with no subdivision restrictions, this property offers peace, privacy, and endless potential. Access is easy with mostly paved roads and less than 1 km of gravel. This home has had numerous updates including shingles, siding, flooring, septic tank, cistern, stainless steel appliances, light fixtures, you name it! Enjoy cozy evenings in the family room by the wood-burning fireplace, entertain at the wet bar, or kick back in the four season sunroom/rec room with it's own wood stove. During the Summer months, step outside to a large composite deck with a built-in gazebo with a hot tub, ideal for summer gatherings and BBQs! Outbuildings abound â€” including a Quad garage with RV/boat parking, a double detached garage/workshop with 220V, a 30â€™<sup>TM</sup>x80â€™<sup>TM</sup> Quonset - all heated, and multiple storage sheds. A rare, versatile property with room to live, work, and play!

Built in 1975

## **Essential Information**

MLS® # E4442095

Price \$725,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,628
Acres	2.82
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	50437 Rge Road 235
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0M2

### Amenities

Features	Deck, Gazebo, Hot Tub, No Smoking Home, R.V. Storage, Sunroom, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Landscaped, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
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Days on Market 6

Zoning Zone 80

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