

# **\$720,000 - 260 50509 Rge Road 221, Rural Leduc County**

MLS® #E4452329

**\$720,000**

3 Bedroom, 1.50 Bathroom, 2,010 sqft

Rural on 6.20 Acres

Tiebeke Estates, Rural Leduc County, AB

Your own slice of paradise just 23 minutes east of Edmonton! Nestled in the heart of Sherwood Park in Leduc County, this 6.2-acre property offers the perfect blend of privacy, convenience, and comfort. Situated on paved roads right to the driveway, this well-maintained 3-bedroom bungalow is loaded with features. Inside, youâ€™ll find a spacious bonus room with a cozy gas stove, a charming breakfast nook, and elegant French doors leading to the dining roomâ€”perfect for hosting family gatherings. Fantastic basement development, new furnace. Outside, enjoy the heated double detached garage, heated single attached garage, and ample RV parking. The propertyâ€™s mature landscaping, open spaces, and peaceful surroundings create a true country retreat, while still being minutes from city amenities. If youâ€™ve been looking for an acreage that offers space, comfort, and a great location, this is the one!

Built in 1974

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4452329  |
| Price     | \$720,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 2,010                  |
| Acres          | 6.20                   |
| Year Built     | 1974                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 260 50509 Rge Road 221 |
| Area        | Rural Leduc County     |
| Subdivision | Tiebeke Estates        |
| City        | Rural Leduc County     |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T0B 3M2                |

### Amenities

|          |                              |
|----------|------------------------------|
| Features | Deck, Fire Pit, R.V. Storage |
|----------|------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior          | Wood                   |
| Exterior Features | Treed Lot, See Remarks |
| Construction      | Wood                   |
| Foundation        | Concrete Perimeter     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 66                |
| Zoning         | Zone 80           |

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