

Courtesy Of Rod F Thompson Of Method Realty

# **\$1,350,000 - 90 50205 Rge Road 232, Rural Leduc County**

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MLS® #E4453065

**\$1,350,000**

4 Bedroom, 3.00 Bathroom, 1,953 sqft

Rural on 4.18 Acres

Brookside Estates\_LEDU, Rural Leduc County, AB

AMAZING LOCATION ~ EXCEPTIONAL DESIGN ~ INSANE VIEWS - Just a short drive from Beaumont and Sherwood Park, and with the Eagle Rock GC just up the road, this executive bungalow is an exceptional property well worth the drive home every day. Sitting on a large south facing lot with amazing curb appeal, you'll know this home is special from the moment you drive up. The living area is open and bright with large windows flooding the home with natural light. The kitchen is massive and modern and the designer appliances are gorgeous, offering a classy touch to an already classy space. There's a theatre room and a covered decks off the dining room and owners suite that offers breathtaking views no matter what the season. This home is remarkable in every way and the keys are waiting for you. The floor plan is exceptional as are the build materials, and it's complete from the recycled asphalt driveway and the fully landscaped yard, to the finished storage areas. Everything has been taken care of. Just move in!!

Built in 2025

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4453065               |
| Price          | \$1,350,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,953                  |
| Acres          | 4.18                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 90 50205 Rge Road 232  |
| Area        | Rural Leduc County     |
| Subdivision | Brookside Estates_LEDU |
| City        | Rural Leduc County     |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T4X 0K9                |

### Amenities

|          |                        |
|----------|------------------------|
| Features | Deck, Walkout Basement |
|----------|------------------------|

### 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 | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, Rolling Land |
| Construction      | Wood                                                                         |
| Foundation        | Concrete Perimeter                                                           |

**Additional Information**

Date Listed            August 14th, 2025  
Days on Market      13  
Zoning                 Zone 80

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