

# **\$1,500,000 - 380 50512 Rge Road 245, Rural Leduc County**

MLS® #E4435411

**\$1,500,000**

6 Bedroom, 3.00 Bathroom, 1,958 sqft

Rural on 2.55 Acres

Edda Vista, Rural Leduc County, AB

CUSTOM BUILT BUNGALOW on OVER 2.5 ACRES + 2400 sq ft TWO STOREY SHOP on CITY WATER! ONLY 4 MINS from BEAUMONT or SOUTH EDMONTON! FULLY TREED & LANDSCAPED! This DREAM ACREAGE in a PRIME LOCATION boasts an open concept floor plan throughout, featuring wall to wall HARDWOOD, CHEFâ€™S KITCHEN with DOUBLE OVEN, GAS RANGE + DUAL SINKS! Loads of WINDOWS flooding the space w/sunlight, 3 MAIN FLOOR BEDROOMS including PRIMARY w/ SPA ENSUITE + HUGE WALK IN CLOSET and PRIVATE DECK. Cozy central gas fireplace, WALK THRU PANTRY FROM GARAGE, MAIN FLOOR LAUNDRY + MUDROOM! Head downstairs to enjoy IN FLOOR HEATING & unwind in the ENORMOUS THEATRE ROOM w/stage seating, 3 more bedrooms all with WICs, WET BAR, and family room. Heated TRIPLE ATTACHED GARAGE w/ HOT+COLD TAPS & FLOOR DRAIN! Step outside into your GORGEOUS LANDSCAPED OASIS w/4 SEASON 40x60 SHOP complete w/ HEAT & A/C w/private offices, common area, LUNCHROOM+WASHROOM! Don't forget the OUTDOOR HOCKEY RINK, GOURGEOUS PATIO+FIREPIT+PAVED DRIVEWAY to your doorstep!!



Built in 2007

## Essential Information

MLS® #	E4435411
Price	\$1,500,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,958
Acres	2.55
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## Community Information

Address	380 50512 Rge Road 245
Area	Rural Leduc County
Subdivision	Edda Vista
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0P5

## Amenities

Features	Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Front Porch, No Smoking Home, R.V. Storage, Secured Parking, Vinyl Windows, Workshop, See Remarks, 9 ft. Basement Ceiling
Parking Spaces	12

## Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Level Land, Schools, Shopping Nearby, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	1
Zoning	Zone 80

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Listing information last updated on May 10th, 2025 at 8:17pm MDT