

# **\$1,349,998 - 330 23549 Twp Road 510, Rural Leduc County**

MLS® #E4445614

**\$1,349,998**

3 Bedroom, 3.50 Bathroom, 3,893 sqft

Rural on 2.40 Acres

Goudreau, Rural Leduc County, AB

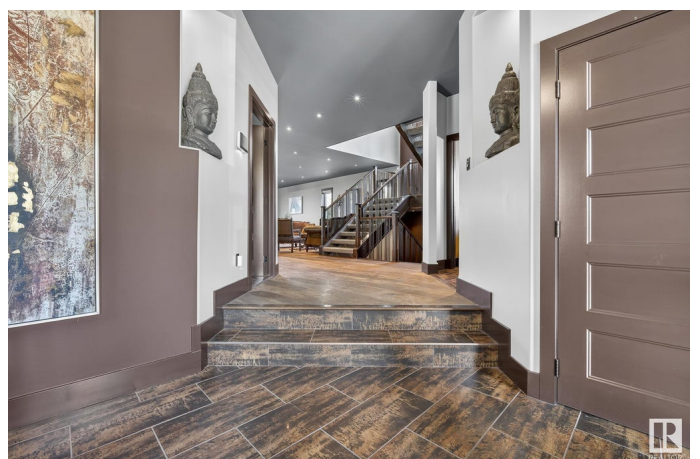
Welcome to Goudreau Estates – this 3,893 sq ft two-storey home sits on a 2.7 acre beautifully landscaped lot just minutes from Beaumont. Surrounded by mature trees & a stunning pond, the yard feels incredibly private. A poured concrete pad is already in place if you’ve been thinking about adding a 30' x 60' shop. The main floor features an open layout w/ a spacious living room & a 2 sided FP that connects to the dining area. The kitchen offers plenty of cabinet space, SS appliances, & a WI pantry. You’ll also find a home office & a 2pc bath on this level. Upstairs, there’s a massive bonus room w/ vaulted ceilings & a bar – perfect for movie nights or entertaining. The primary suite is a standout, complete w/ a FP, spa-style ensuite, & a walk-in closet that connects directly to the laundry room. The fully finished basement includes a large rec room, another bedrm & bath. Just off the main living space, a large sunroom offers a quiet place to unwind. This home is a rare find in Goudreau Estates.

Built in 2013

## **Essential Information**

MLS® # E4445614

Price \$1,349,998



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,893
Acres	2.40
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	330 23549 Twp Road 510
Area	Rural Leduc County
Subdivision	Goudreau
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0T1

### Amenities

Features	Dog Run-Fenced In, Hot Tub, R.V. Storage, Sunroom
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Private Setting, Schools
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 3rd, 2025
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Days on Market 5

Zoning Zone 80

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Listing information last updated on July 8th, 2025 at 1:17pm MDT