

# **\$1,189,000 - 230 50509 Rge Rd 222, Rural Leduc County**

MLS® #E4464948

**\$1,189,000**

4 Bedroom, 3.00 Bathroom, 1,890 sqft

Rural on 2.97 Acres

Brightwood Estates, Rural Leduc County, AB

GORGEOUS VIEWS ~ EXCEPTION DESIGN and BUILD ~ INCREDIBLE FINISHES -Sitting on a large lot with gorgeous views, this exception home is a must see. Homes of this style and quality are few in number, and few come as complete as this home. From the recycled asphalt driveway and freshly seeded topsoil, to the finished and heated garage, custom closets and designer finishes. Everywhere you look, the quality is exceptional. Paved right to your door, the drive is soothing and the moment you pull up, you know this home is different. Inside the wow factor is immediate with high ceiling, gorgeous pot lighting and incredible flooring, there's even a secret door to the pantry and a den/bedroom on the main floor. There's a large covered deck off the dining room with breathtaking views. The owners bedroom is beautiful with one of the nicest ensuites on the market. In the basement it's bright with massive windows, a bar/kitchenette and a theatre room/gym, making this the ultimate family space. This is a must see home!

Built in 2025

## **Essential Information**

MLS® # E4464948

Price \$1,189,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,890                  |
| Acres          | 2.97                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 230 50509 Rge Rd 222 |
| Area        | Rural Leduc County   |
| Subdivision | Brightwood Estates   |
| City        | Rural Leduc County   |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0B 3M2              |

### Amenities

|          |                                                             |
|----------|-------------------------------------------------------------|
| Features | Bar, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck |
|----------|-------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, Golf Nearby, Landscaped, Level Land, Paved Lane |
| Construction      | Wood                                                                                           |
| Foundation        | Concrete Perimeter                                                                             |

### Additional Information

Date Listed November 6th, 2025

Days on Market 2

Zoning Zone 80

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Listing information last updated on November 8th, 2025 at 2:17pm MST