

## \$889,000 - 50431 Rge Road 222, Rural Leduc County

MLS® #E4419176

**\$889,000**

4 Bedroom, 3.00 Bathroom, 1,701 sqft

Rural on 8.82 Acres

None, Rural Leduc County, AB

Nestled on a private, out of subdivision 8.8-acre treed lot, this immaculate walk-out basement bungalow offers over 3,000 sq ft of living space. Enjoy energy-efficient geothermal heating and cooling, eliminating gas bills. The kitchen features ample cabinetry, granite countertops, and a pantry, while the main floor boasts hardwood floors, large windows, and soaring 10 and 9 ft ceilings. The walk-out basement includes a spacious rec room with a wet bar, perfect for entertaining. With 4 bedrooms and 3 bathrooms, this home is ideal for a growing family or hosting guests. Outdoors, a double-tiered deck, gazebo, vegetable garden, storage shed, RV pad, and custom fire pit with swings complete this private retreat.

Built in 2006

### Essential Information

MLS® #	E4419176
Price	\$889,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,701
Acres	8.82
Year Built	2006



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	50431 Rge Road 222
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M2

### Amenities

Features	Ceiling 10 ft., Ceiling 9 ft., Deck, Fire Pit, Front Porch, Gazebo, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, R.V. Storage, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Heat Pump, See Remarks, Geo Thermal
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape, Private Setting, Rolling Land, Partially Fenced
Construction	Wood
Foundation	Insulated Concrete Form

### Additional Information

Date Listed	January 24th, 2025
Days on Market	140
Zoning	Zone 90

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