

# **\$1,075,000 - 50547 Rge Road 240, Rural Leduc County**

MLS® #E4442939

**\$1,075,000**

5 Bedroom, 3.50 Bathroom, 2,426 sqft

Rural on 2.67 Acres

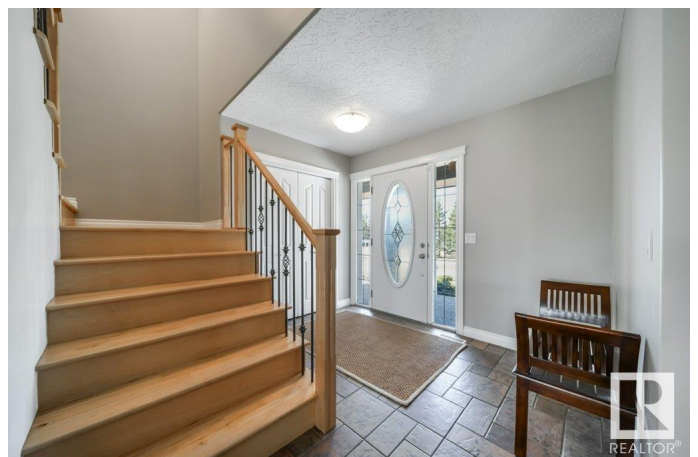
Goudreau, Rural Leduc County, AB

Can't decide if acreage living is for you? This acreage is just 2 minutes East of Beaumont, this 2,426 SqFt 2-storey walkout on 2.67 acres (not in a subdivision) offers the perfect mix of space, privacy, and convenience. Featuring 4 bedrooms, 3.5 baths, a main floor den, vaulted bonus room with gas fireplace, and second-floor laundry with sink, this home is built for modern family living. The finished basement includes in-floor heating and walkout access to a private patio. Enjoy summer evenings on the covered wraparound veranda or tinker year-round in the oversized heated triple garage. Upgrades from 2021-2024 include a new boiler, high-performance shingles, Lennox A/C, smart thermostat, water/septic improvements, and newer appliances. With serene acreage living and instant access to town, this rare gem offers the best of both worlds!

Built in 2005

## **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | E4442939    |
| Price      | \$1,075,000 |
| Bedrooms   | 5           |
| Bathrooms  | 3.50        |
| Full Baths | 3           |
| Half Baths | 1           |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,426                  |
| Acres          | 2.67                   |
| Year Built     | 2005                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 50547 Rge Road 240 |
| Area        | Rural Leduc County |
| Subdivision | Goudreau           |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 0M6            |

### Amenities

|          |                                                                                                                    |
|----------|--------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Deck, Front Porch, No Smoking Home, Patio, R.V. Storage, Walkout Basement, Natural Gas BBQ Hookup |
|----------|--------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes                                             |
| Stories           | 3                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Finished                                  |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood                                                                      |
| Exterior Features | Golf Nearby, Hillside, Landscaped, Private Setting, Rolling Land, Schools |
| Construction      | Wood                                                                      |
| Foundation        | Concrete Perimeter                                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 60              |

## Zoning

## Zone 80

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Listing information last updated on August 17th, 2025 at 6:02pm MDT