

# **\$1,350,000 - 90 50205 Rge Road 232, Rural Leduc County**

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MLS® #E4453065

**\$1,350,000**

4 Bedroom, 3.00 Bathroom, 1,953 sqft

Rural on 4.18 Acres

Brookside Estates\_LEDU, Rural Leduc County, AB

AMAZING LOCATION ~ EXCEPTIONAL DESIGN ~ INSANE VIEWS - Just a short drive from Beaumont and Sherwood Park, and with the Eagle Rock GC just up the road, this executive bungalow is an exceptional property well worth the drive home every day. Sitting on a large south facing lot with amazing curb appeal, you'll know this home is special from the moment you drive up. The living area is open and bright with large windows flooding the home with natural light. The kitchen is massive and modern and the designer appliances are gorgeous, offering a classy touch to an already classy space. There's a theatre room and a covered decks off the dining room and owners suite that offers breathtaking views no matter what the season. This home is remarkable in every way and the keys are waiting for you. The floor plan is exceptional as are the build materials, and it's complete from the recycled asphalt driveway and the fully landscaped yard, to the finished storage areas. Everything has been taken care of. Just move in!!

Built in 2025

## **Essential Information**



MLS® #	E4453065
Price	\$1,350,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,953
Acres	4.18
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	90 50205 Rge Road 232
Area	Rural Leduc County
Subdivision	Brookside Estates_LEDU
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0K9

### Amenities

Features	Deck, Walkout Basement
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, Rolling Land
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 14th, 2025  
Days on Market       2  
Zoning                 Zone 80

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