

\$1,444,444 - 115 50512 Rge Road 245, Rural Leduc County

MLS® #E4420187

\$1,444,444

4 Bedroom, 3.50 Bathroom, 2,435 sqft

Rural on 1.93 Acres

Edda Vista, Rural Leduc County, AB

Why the unique price? Unique 2435 Sq Ft bungalow on just under 2 acres. Geo thermal heating and solar panels (wired for additional set) for heat and power. City water. Gorgeous hardwood with dark inlay throughout the main floor. In floor heating in the basement. Three bedrooms and two full bathroom up. Sun room off the back overlooking the well treed yard with a 90'x90' 16' deep pond. Quonset shed at the back with extra storage under the deck. Basement has a kitchen, front room, bedroom, four piece bath, rec room with pool table (stays) as well as a cold room and large workshop with outside access. Attached double oversized garage. \$30,000 front fence and gate. Back yard has plenty of room for a large garden an putting green! Very close to Beaumont, Leduc Spine Road and Hwy 2. Field across the road is a county park! If you are looking for a wonderful bungalow that is mostly self sufficient close to amenities but a very quiet location, this definitely will match your needs now and into the future!

Built in 2009

Essential Information

MLS® # E4420187

Price \$1,444,444



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,435 |
| Acres | 1.93 |
| Year Built | 2009 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 115 50512 Rge Road 245 |
| Area | Rural Leduc County |
| Subdivision | Edda Vista |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 0P5 |

Amenities

| | |
|----------------|---|
| Features | Ceiling 9 ft., Deck, Skylight, 9 ft. Basement Ceiling |
| Parking Spaces | 4 |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Heating | Heat Pump, In Floor Heat System, Geo Thermal |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Fenced, Flat Site, Landscaped, Stream/Pond, Treed Lot |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed February 3rd, 2025

Days on Market 78

Zoning Zone 80

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Listing information last updated on April 22nd, 2025 at 4:32am MDT