

# \$710,000 - 60 50074 Rge Road 233, Rural Leduc County

MLS® #E4424979

**\$710,000**

4 Bedroom, 2.00 Bathroom, 2,603 sqft

Rural on 3.56 Acres

Southview Ridge\_LEDU, Rural Leduc County, AB

This stunning 2603 square foot bungalow, with a Heated shop, measuring 26' x 42', offers the perfect blend of country living and modern convenience. Situated on a generous 3.56-acre lot, this home is ideal for those seeking tranquility and privacy. The expansive great room, complete with a cozy wood-burning stove and a state-of-the-art home theater system, is the ideal space for entertaining guests or relaxing with family. The modern kitchen, featuring stainless steel appliances and an oversized pantry, is a chef's dream. The master suite offers a private oasis with a walk-in shower and a large closet. Outside, the maintenance-free deck and hot tub provide the perfect setting for enjoying the fresh air and beautiful surroundings. Heated garage with half washroom offers endless possibilities for hobbyists, entrepreneurs, or those seeking additional storage space.

Built in 2011

## Essential Information

MLS® #	E4424979
Price	\$710,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	2,603
Acres	3.56
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	60 50074 Rge Road 233
Area	Rural Leduc County
Subdivision	Southview Ridge_LEDU
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0L2

### **Amenities**

Features	Deck, Parking-Extra
Parking Spaces	10

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Airport Nearby, Landscaped, No Back Lane, No Through Road, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	23

## Zoning

## Zone 80

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