

# **\$1,500,000 - 380 50512 Rge Road 245, Rural Leduc County**

MLS® #E4435411

**\$1,500,000**

6 Bedroom, 3.00 Bathroom, 1,958 sqft

Rural on 2.55 Acres

Edda Vista, Rural Leduc County, AB

CUSTOM BUILT BUNGALOW on OVER 2.5 ACRES + 2400 sq ft TWO STOREY SHOP on CITY WATER! ONLY 4 MINS from BEAUMONT or SOUTH EDMONTON! FULLY TREED & LANDSCAPED! This DREAM ACREAGE in a PRIME LOCATION boasts an open concept floor plan throughout, featuring wall to wall HARDWOOD, CHEFâ€™S KITCHEN with DOUBLE OVEN, GAS RANGE + DUAL SINKS! Loads of WINDOWS flooding the space w/sunlight, 3 MAIN FLOOR BEDROOMS including PRIMARY w/ SPA ENSUITE + HUGE WALK IN CLOSET and PRIVATE DECK. Cozy central gas fireplace, WALK THRU PANTRY FROM GARAGE, MAIN FLOOR LAUNDRY + MUDROOM! Head downstairs to enjoy IN FLOOR HEATING & unwind in the ENORMOUS THEATRE ROOM w/stage seating, 3 more bedrooms all with WICs, WET BAR, and family room. Heated TRIPLE ATTACHED GARAGE w/ HOT+COLD TAPS & FLOOR DRAIN! Step outside into your GORGEOUS LANDSCAPED OASIS w/4 SEASON 40x60 SHOP complete w/ HEAT & A/C w/private offices, common area, LUNCHROOM+WASHROOM! Don't forget the OUTDOOR HOCKEY RINK, GOURGEOUS PATIO+FIREPIT+PAVED DRIVEWAY to your doorstep!!



Built in 2007

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4435411               |
| Price          | \$1,500,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,958                  |
| Acres          | 2.55                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 380 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       | Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Front Porch, No Smoking Home, R.V. Storage, Secured Parking, Vinyl Windows, Workshop, See Remarks, 9 ft. Basement Ceiling |
| Parking Spaces | 12   |

## Interior

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

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Level Land, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 14            |
| Zoning         | Zone 80       |

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Listing information last updated on May 22nd, 2025 at 11:32pm MDT