

## \$899,900 - 70 50450 Rge Road 233, Rural Leduc County

MLS® #E4455843

**\$899,900**

5 Bedroom, 2.50 Bathroom, 2,122 sqft

Rural on 2.50 Acres

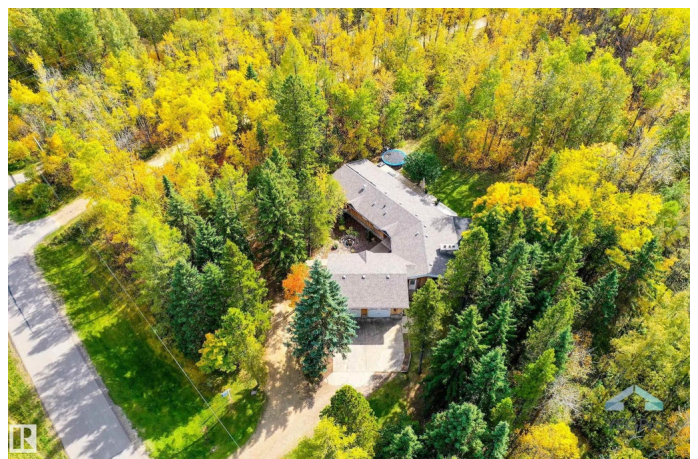
Gateway Estate, Rural Leduc County, AB

What a beautiful acreage. Only minutes from Beaumont, these 2.5 acres are in a subdivision yet offer treed privacy. The 2121 sq.ft bungalow had a complete makeover several years ago & has been transformed into a warm and welcoming home complete with a cold water plunge pool on the deck. The custom kitchen overlooks the spacious living rm and sunken family room with a soothing water feature + wrapped with windows for an abundance of natural light. The large dining room could accommodate a table of ten & is complete with a natural stone f/p. Past the large foyer and down the hall you will find 4 bdrms incl. the master retreat with a 4 pc. ensuite and floor to ceiling sliding doors to your own private south facing deck. The ideas are endless in the finished basement with a studio gym, a true Norwegian sauna with shower, bdrm #5 with it's own walk-in closet, a huge rec rm & great storage space.

Built in 1972

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455843  |
| Price      | \$899,900 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,122                  |
| Acres          | 2.50                   |
| Year Built     | 1972                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 70 50450 Rge Road 233 |
| Area        | Rural Leduc County    |
| Subdivision | Gateway Estate        |
| City        | Rural Leduc County    |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T4X 0L4               |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Features       | Deck, Exercise Room, Fire Pit, No Smoking Home, Sauna; Swirlpool; Steam, See Remarks |
| Parking Spaces | 8                                                                                    |

### Interior

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

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, No Through Road, Private Setting, Treed Lot |
| Construction      | Wood                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                  |

### Additional Information

Date Listed September 2nd, 2025

Days on Market 63

Zoning Zone 80

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Listing information last updated on November 4th, 2025 at 1:02am MST