

# **\$823,000 - 160 50509 Rge Road 222, Rural Leduc County**

MLS® #E4439090

**\$823,000**

3 Bedroom, 3.00 Bathroom, 1,704 sqft

Rural on 2.79 Acres

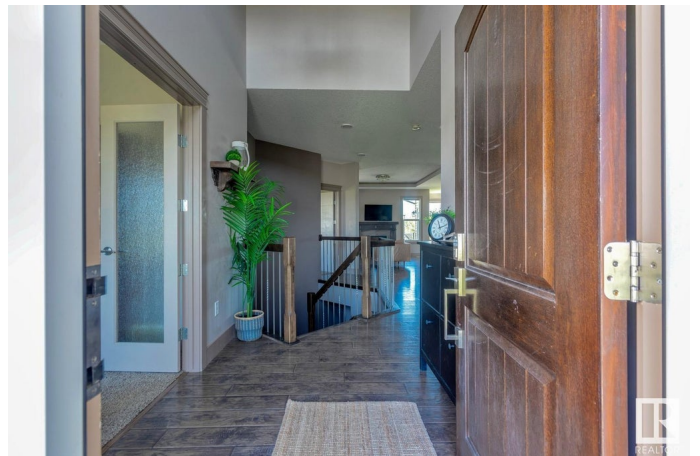
Brightwood Estates, Rural Leduc County, AB

Welcome to Brightwood Estates! Beautifully appointed Homexx-built bungalow featuring 2+2 bedrooms and a fully finished basement with high-end finishes. The open-concept main floor welcomes you with hand-scraped hardwood floors, a cozy Great Room with gas fireplace, trayed ceilings, and recessed lighting. The chef's kitchen boasts granite countertops, a working island, soft-close cabinetry, under-cabinet lighting, walk-through pantry, and S/S appliances. A bright dining area offers garden door access to a deck with hot tub. The spacious primary suite features deck access, a 5-pc ensuite with granite counters, and a large walk-in closet. A second bedroom, 4-pc main bath, and main floor laundry complete the level. Downstairs offers 9-ft ceilings, two bedrooms, a 4-pc bath, and a large family room with electric fireplace. Triple attached garage with hot/cold taps. Paved access, close to Henday, Hwy 21 & QEII.

Built in 2016

## **Essential Information**

MLS® #	E4439090
Price	\$823,000
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,704
Acres	2.79
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	160 50509 Rge Road 222
Area	Rural Leduc County
Subdivision	Brightwood Estates
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T9E 2X2

### Amenities

Features	Air Conditioner, Closet Organizers, Deck, Hot Tub
Parking Spaces	6

### 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, Flat Site, Golf Nearby, Landscaped, Level Land, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 29th, 2025
-------------	----------------

Days on Market 19

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 9:47pm MDT