

## \$889,000 - 50371 Rge Road 23, Rural Leduc County

MLS® #E4448118

**\$889,000**

3 Bedroom, 2.00 Bathroom, 1,901 sqft

Rural on 13.34 Acres

None, Rural Leduc County, AB

Beautiful Completely Renovated Home and Fully Finished 60'x40' Shop, situated on 13.34 Acres! This 1901 sq/ft home was professionally renovated in 2023/24 with New Shingles, Siding, Septic, Weeping Tile, Furnace, Pressure Tank, Electrical, Plumbing, A/C, Appliances, Flooring, Kitchen and More! The Main floor of the home has 3 Bedrooms with the Primary having its own 3 piece Ensuite Bathroom and Walk-in Closet with Custom Shelving. The New Kitchen has Quartz countertops, an Island, and a Corner Pantry with Custom Shelving. Open to the Living room that has a Feature TV wall, Vaulted Ceiling, Beams, and a Fire Place. A Laundry room with custom shelving, and a 4 piece Bathroom complete the Spacious Main Floor. The New Covered Deck provides great views of the private property. The Shop is Fully Finished with Power, Heat, Cement floor, and a parking pad in front of the 20'x14' door. There are Two Wells on the property and has power ran for RV parking. This Property must be viewed in person to appreciate it!

Built in 1955

### Essential Information

MLS® # E4448118

Price \$889,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,901                  |
| Acres          | 13.34                  |
| Year Built     | 1955                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 50371 Rge Road 23  |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 2P0            |

### Amenities

|          |                                                                                                                                                   |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Deck, Fire Pit, Hot Water Instant, No Animal Home, No Smoking Home, Parking-Extra, Workshop, See Remarks, Natural Gas BBQ Hookup |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Partial, Finished         |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood                                                                    |
| Exterior Features | Fenced, Landscaped, Level Land, Private Setting, Treed Lot, See Remarks |
| Construction      | Wood                                                                    |
| Foundation        | Block, See Remarks                                                      |

**Additional Information**

Date Listed                July 16th, 2025  
Days on Market        99  
Zoning                    Zone 90

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