

## **\$818,000 - 370 50247 Rge Rd 232, Rural Leduc County**

MLS® #E4465678

**\$818,000**

3 Bedroom, 3.00 Bathroom, 1,421 sqft

Rural on 3.29 Acres

Scottsdale Estates\_LEDU, Rural Leduc County, AB

STUNNING PRIVATE 3+ ACRE LOT JUST 10 MINUTES FROM BEAUMONT!! Beautifully treed & nestled in Scottsdale Estates, find this well-maintained bungalow. Sunlight throughout the house w/ skylights & large windows. Gorgeous gas fireplace in living rm w/ imported stone features (provides ample heat in the winter). Kitchen has granite/quartz, plenty of cabinets, wall oven & gas stove. Primary retreat w/ spa-like ensuite (enjoy a soak) & deck access! Main floor complete w/ 2nd bdrm, 2nd bthrm & laundry rm. Basement has in-floor heating, recreation/2nd living space, huge 3rd bdrm, full 3pc bthrm & cold storage/storage space. Enjoy quiet summer evenings on the deck w/ sunset views. Plus deck wraps around house to enjoy those early morning sunrises. Huge evergreens border the property, apple trees, firepit area & storage shed. Addtl features include NEW METAL roof, hardwood floors (approx 6 years old), newer hot water tank (approx 5 years), newer washer/dryer, heated oversized garage, central vac, BBQ gas line & more!

Built in 2000

### **Essential Information**

MLS® # E4465678

Price \$818,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,421                  |
| Acres          | 3.29                   |
| Year Built     | 2000                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 370 50247 Rge Rd 232    |
| Area        | Rural Leduc County      |
| Subdivision | Scottsdale Estates_LEDU |
| City        | Rural Leduc County      |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T4X 0K9                 |

### Amenities

|          |                                                                                     |
|----------|-------------------------------------------------------------------------------------|
| Features | Closet Organizers, Deck, Fire Pit, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
|----------|-------------------------------------------------------------------------------------|

### 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, Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Landscaped, See Remarks |
| Construction      | Wood                                                                                            |
| Foundation        | Concrete Perimeter                                                                              |

### Additional Information

Date Listed November 13th, 2025

Days on Market 1

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 November 14th, 2025 at 2:32am MST