

\$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	3
Zoning	Zone 80

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