

# **\$849,900 - 40 50470 Rge Road 234, Rural Leduc County**

MLS® #E4439116

**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,538 sqft

Rural on 3.07 Acres

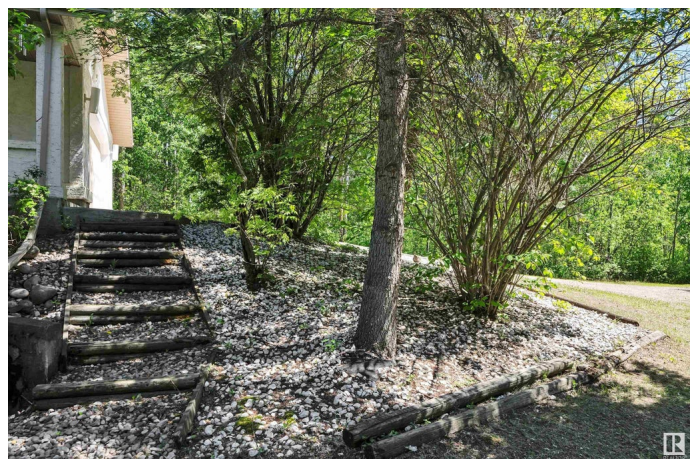
Amarillo Park, Rural Leduc County, AB

Nestled at the end of a winding driveway, surrounded by mature trees and the peaceful sounds of nature, this stunning walkout bungalow offers the perfect blend of privacy, charm, and convenience—just 5 minutes from Beaumont. Step inside and feel instantly at home with vaulted ceilings and sun-drenched living spaces that create a warm and open atmosphere. The upper floor features two spacious bedrooms, a bright kitchen and living area, and access to a expansive deck where you can sip your morning coffee while watching the sun rise through the trees. Downstairs, the walkout basement offers two more large bedrooms, rec room, office area and direct access to the outdoors. Outside, you'll find just the right amount of lush green lawn to enjoy, all surrounded by a fully treed lot that offers year-round beauty and complete privacy. Top it all off with a double attached garage, and you've got a property that truly has it all - in a location that keeps you close to town. Experience your retreat today!

Built in 1993

## **Essential Information**

MLS® #	E4439116
Price	\$849,900
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,538
Acres	3.07
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	40 50470 Rge Road 234
Area	Rural Leduc County
Subdivision	Amarillo Park
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0L7

### **Amenities**

Features	Ceiling 10 ft., Deck, Parking-Extra, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup
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### **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, Fruit Trees/Shrubs, Hillside, Private Setting, Sloping Lot, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 29th, 2025

Days on Market 66

Zoning Zone 80

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Listing information last updated on August 3rd, 2025 at 8:32am MDT