

## **\$975,000 - 50 50011 Rge Road 231, Rural Leduc County**

MLS® #E4455237

**\$975,000**

6 Bedroom, 4.00 Bathroom, 2,493 sqft

Rural on 3.56 Acres

Spring Willow Park, Rural Leduc County, AB

Situated in a quiet cul de sac, over 3.5 acres, this spacious bungalow offers over 2,400 sqft on the main level w/a partly finished basement. Inside, youâ€™ll find vaulted ceilings & 4 generously sized bdrms on the main floorâ€”each with its own walk-in closet. The primary suite includes access to the back deck & a spa-like ensuite. The large kitchen offers ample cupboard & counter space, flowing into a bright eating nook & a huge living room. Convenient main floor laundry w/sink & 2 additional full baths complete this level, along with access to the oversized HEATED triple garage. The partly finished basement has 2 additional bdrms & a large bath featuring a walk-in shower, with plenty of room left to design a rec room, office, or whatever suits your lifestyle. This home has numerous updates and upgrades, including all interior walls insulated for soundproofing, a new septic tank, electric heated floors under the ceramic tile, and a new water treatment system w/reverse osmosis. Too many upgrades to list.

Built in 2008

### **Essential Information**

MLS® # E4455237

Price \$975,000

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,493                  |
| Acres          | 3.56                   |
| Year Built     | 2008                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 50 50011 Rge Road 231 |
| Area        | Rural Leduc County    |
| Subdivision | Spring Willow Park    |
| City        | Rural Leduc County    |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0B 3M3               |

### Amenities

|          |                                                |
|----------|------------------------------------------------|
| Features | Ceiling 9 ft., Exterior Walls- 2"x6", Workshop |
|----------|------------------------------------------------|

### Interior

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

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood                        |
| Exterior Features | Cul-De-Sac, No Through Road |
| Construction      | Wood                        |
| Foundation        | Concrete Perimeter          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 34                |

Zoning

Zone 80

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