

## **\$765,000 - 170 50450 Rge Rd 222, Rural Leduc County**

MLS® #E4434045

**\$765,000**

5 Bedroom, 3.00 Bathroom, 1,363 sqft

Rural on 3.26 Acres

Southwood Park, Rural Leduc County, AB

PRISTINE & UPGRADED Beautiful Home c/w 1,965 sq. ft. of LIVING SPACE & New 28'X30' Heated SHOP! Situated on 3.26 Acres in a Lovely & Safe Subdivision. The Professional, QUALITY UPDATES are ENDLESS! \*NEW: Central Air Conditioning, Quartz Countertops, High-end Stainless Steel Induction Stove c/w Air Fryer, Fridge c/w Icemaker/Water, Microwave Hood-Fan, Granite Sink, Gorgeous Custom Blinds Throughout, Triple Glazed Windows, Lighting, Front Loading Washer & Dryer, California Closet, Epoxy Flooring in (Heated & Insulated) Garage & Shop, Paving Stone Patio, Garage Door & Controls, Retaining Wall & Security Gate! NEWER: High Efficiency Furnace, Power Humidifier, Hot Water Tank & Architectural Shingles! Enjoy Relaxing in the Huge & Bright Family Room c/w 10' Decorative Ceiling with Pot Lights & Gas Fireplace! Back Faces West & has a Horse Shelter, Adorable Garden Shed & Underdeck Storage. Septic was Rebuilt & New Submersible Pump in Cistern. You & Your Family Will Love & Appreciate this Home!

Built in 1994

### **Essential Information**

MLS® # E4434045

Price \$765,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,363                  |
| Acres          | 3.26                   |
| Year Built     | 1994                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 170 50450 Rge Rd 222 |
| Area        | Rural Leduc County   |
| Subdivision | Southwood Park       |
| City        | Rural Leduc County   |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0B 3M2              |

### **Amenities**

|          |  |
|----------|--|
| Features | Air Conditioner, Ceiling 10 ft., Crawl Space, Deck, Patio, R.V. Storage, Secured Parking |
|----------|--|

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | See Remarks, Finished     |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter                                     |

### **Additional Information**

Date Listed May 2nd, 2025

Days on Market 38

Zoning Zone 80

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Listing information last updated on June 8th, 2025 at 11:32pm MDT