

## **\$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
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### 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 33

Zoning Zone 80

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