

\$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 33

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 4th, 2025 at 2:17am MDT