

Courtesy Of Aaron P Dulmage Of Exp Realty

## **\$899,000 - 30 50210 Rge Road 244, Rural Leduc County**

MLS® #E4417815

**\$899,000**

5 Bedroom, 3.00 Bathroom, 1,857 sqft

Rural on 2.50 Acres

Clearwater Meadow Estates, Rural Leduc County, AB

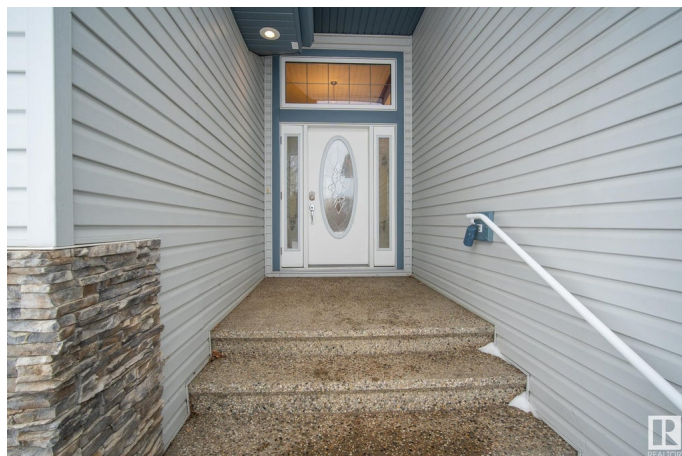
Who says you can't have it all?! This house certainly does! Beautiful, spacious, bright, 2005 built, 1850 square foot bungalow with 4 bedrooms and 3 full bathrooms on about 2.5 acres giving you the privacy you like without compromising on convenience. 3 minutes to Nisku, 5 minutes to Leduc, 15 minutes to south Edmonton and 10 minutes to YEG! Step inside and be welcomed by the bright, open concept and 11 foot ceilings. Kitchen is huge, with huge granite island big enough to fit seven people. Accented by custom walnut cabinetry. Dining area will fit everybody and your extended family. Double oversized, attached garage, three bedrooms on the main floor and one in the basement that has a completely separate entrance. Main floor laundry. The basement is huge, open concept with 9 foot ceilings and lots of large windows. Basement is about half finished leaving the second half to be customized to your imagination with tons of space to add a mother in law suite.

Built in 2005

### **Essential Information**

MLS® # E4417815

Price \$899,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,857                  |
| Acres          | 2.50                   |
| Year Built     | 2005                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 30 50210 Rge Road 244     |
| Area        | Rural Leduc County        |
| Subdivision | Clearwater Meadow Estates |
| City        | Rural Leduc County        |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 0N9                   |

### **Amenities**

|          |                 |
|----------|-----------------|
| Features | Vaulted Ceiling |
|----------|-----------------|

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | See Remarks        |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 13th, 2025 |
| Days on Market | 87                 |

## 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 April 10th, 2025 at 5:02pm MDT