

# **\$917,900 - 40 50322 Rge Road 232, Rural Leduc County**

MLS® #E4430676

**\$917,900**

4 Bedroom, 4.00 Bathroom, 1,702 sqft

Rural on 3.04 Acres

Rutherford (Leduc County), Rural Leduc County, AB

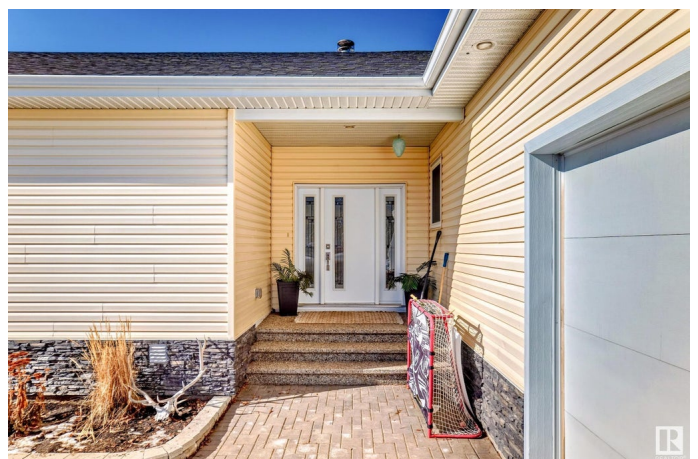
Welcome to your DREAM HOME in the prestigious Rutherford Hills of Leduc County! This custom-built masterpiece boasts 4 beds, 4 baths, and 1700 sq ft of luxurious living space sitting on 3.04 acres. Step inside and be greeted by 9 ft ceilings, the gourmet kitchen is a chef's delight with top-of-the-line SS appliances and loads of cabinets, large living room with cozy wood burning fireplace & patio doors leading out to a south facing deck. High-end finishes throughout, tilt & turn windows that flood the home w/ natural light. Enjoy filtered water with the built-in reverse osmosis system. Cozy up by the fireplace in the spacious living room or retreat to the master suite with a spa-like ensuite. Bsmt is fully finished with heated floors. Outside, enjoy summer afternoons on the deck overlooking a beautifully landscaped yard. The dbl attached garage is oversized + heated and another dbl heated detached garage sits on the East side of the home. Mins to Beaumont, Leduc, Nisku, EIA, Edmonton & HWY 21. PERFECTION!

Built in 2017

## **Essential Information**

MLS® # E4430676

Price \$917,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,702                  |
| Acres          | 3.04                   |
| Year Built     | 2017                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 40 50322 Rge Road 232     |
| Area        | Rural Leduc County        |
| Subdivision | Rutherford (Leduc County) |
| City        | Rural Leduc County        |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 0K9                   |

### Amenities

|          |                                                                                 |
|----------|---------------------------------------------------------------------------------|
| Features | Ceiling 9 ft., Closet Organizers, Deck, Greenhouse, Parking-Extra, R.V. Storage |
|----------|---------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood                                                       |
| Exterior Features | Fruit Trees/Shrubs, Hillside, Landscaped, Vegetable Garden |
| Construction      | Wood                                                       |
| Foundation        | Concrete Perimeter                                         |

### Additional Information

Date Listed April 13th, 2025

Days on Market 17

Zoning Zone 80

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Listing information last updated on April 30th, 2025 at 4:02pm MDT