

\$1,100,000 - 50547 Rge Road 240, Rural Leduc County

MLS® #E4442939

\$1,100,000

5 Bedroom, 3.50 Bathroom, 2,426 sqft
Rural on 2.67 Acres

Goudreau, Rural Leduc County, AB

Can't decide if acreage living is for you? This acreage is just 2 minutes East of Beaumont, this 2,426 SqFt 2-storey walkout on 2.67 acres (not in a subdivision) offers the perfect mix of space, privacy, and convenience. Featuring 4 bedrooms, 3.5 baths, a main floor den, vaulted bonus room with gas fireplace, and second-floor laundry with sink, this home is built for modern family living. The finished basement includes in-floor heating and walkout access to a private patio. Enjoy summer evenings on the covered wraparound veranda or tinker year-round in the oversized heated triple garage. Upgrades from 2021-2024 include a new boiler, high-performance shingles, Lennox A/C, smart thermostat, water/septic improvements, and newer appliances. With serene acreage living and instant access to town, this rare gem offers the best of both worlds!

Built in 2005

Essential Information

MLS® #	E4442939
Price	\$1,100,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	2,426
Acres	2.67
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	50547 Rge Road 240
Area	Rural Leduc County
Subdivision	Goudreau
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0M6

Amenities

Features	Air Conditioner, Deck, Front Porch, No Smoking Home, Patio, R.V. Storage, Walkout Basement, Natural Gas BBQ Hookup
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Hillside, Landscaped, Private Setting, Rolling Land, Schools
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 18th, 2025
Days on Market	24

Zoning

Zone 80

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