

# **\$1,699,000 - 50415 Rge Road 222 A, Rural Leduc County**

MLS® #E4421150

**\$1,699,000**

6 Bedroom, 3.50 Bathroom, 4,857 sqft

Rural on 68.07 Acres

None, Rural Leduc County, AB

Rare Opportunity to own this STUNNING COUNTRY ESTATE offering luxury and tranquility while staying connected to New Sarepta, Leduc, Beaumont & Edmonton. This 4,857 sq. ft. home features 6 BEDROOMS, 4 BATHS, a gorgeous Kitchen, Den, Family Room and a bright, spacious Living Room with massive windows and natural light. The luxurious Primary Suite boasts a spa-like Ensuite and Huge walk-in closet. Upstairs laundry, triple oversized heated garage plus a detached garage. Enjoy the meticulously landscaped yard, large deck and two 40x100 BARNS, previously used for an EQUESTRIAN OPERATION—ideal for horse enthusiasts. The Horse Breeding License stayed with the land and the new owner can automatically operate. Whether you're seeking a private retreat or Hobby Farm, Organic Farm or Nursery, the options are endless. There is also the option to SUDIVIDE the 68 acres of land. This site is next to an already developed acreage subdivision.

Built in 1940

## **Essential Information**

MLS® #	E4421150
Price	\$1,699,000
Bedrooms	6



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,857
Acres	68.07
Year Built	1940
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	50415 Rge Road 222 A
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M2

### Amenities

Features	Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Extra
Parking Spaces	2

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Flat Site, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed February 11th, 2025

Days on Market 67

Zoning Zone 80

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