

Courtesy Of Aaron P Dulmage Of Exp Realty

# \$949,000 - 30 50210 Rge Road 244, Rural Leduc County

MLS® #E4417815

**\$949,000**

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	\$949,000



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
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### **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	58

Zoning

Zone 80

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Listing information last updated on March 12th, 2025 at 5:47pm MDT