

Courtesy Of Vanessa N Landry Of Initia Real Estate

\$949,900 - 40 50322 Rge Road 232, Rural Leduc County

MLS® #E4430676

\$949,900

4 Bedroom, 4.00 Bathroom, 1,702 sqft

Rural on 3.04 Acres

Rutherford, Rural Leduc County, AB

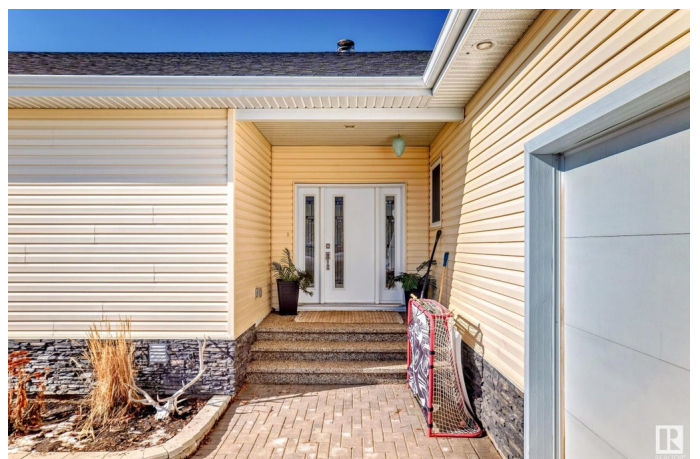
Welcome to your DREAM HOME in the prestigious Rutherford Hills of Leduc County! This custom-built masterpiece boasts 4 beds, 4 baths, and 1700 sq ft of luxurious living space sitting on 3.04 acres. Step inside and be greeted by 9 ft ceilings, the gourmet kitchen is a chef's delight with top-of-the-line 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 \$949,900



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
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
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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 3

Zoning Zone 80

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Listing information last updated on April 16th, 2025 at 6:47am MDT