

# **\$779,900 - 130 50322 Rge Road 232, Rural Leduc County**

MLS® #E4436829

**\$779,900**

4 Bedroom, 3.00 Bathroom, 1,660 sqft

Rural on 2.79 Acres

Rutherford (Leduc County), Rural Leduc County, AB

Welcome to this stunning walkout bungalow in the highly desirable community of Rutherford Hills! Offering nearly 3,000 sq/ft of move-in ready space, this home blends comfort and elegance. An open-concept main floor showcases gleaming hardwood floors, 9â€™™ ceilings, and expansive windows framing serene views of 2.79 tree-lined acres. Step onto the oversized deckâ€”ideal for BBQs and family gatherings. Retreat to a spacious primary suite featuring a walk-thru closet and a luxurious 4-pc ensuite with soaker tub. Downstairs, the fully finished walkout basement adds 2 bedrooms, a 4-pc bath, generous rec room, wet bar rough-in, large windows, patio doors, and more 9â€™™ ceilings with pot lights. A heated 32â€™™x40â€™™ 3-car garage (220V wired) connects through a tiled mudroom with custom built-ins and laundry. Bonus features include a 12â€™™x12â€™™ shed, A/C (2020), and furnace (2024). A perfect blend of privacy, space, and modern comfort awaits!

Built in 2008

## **Essential Information**

MLS® #

E4436829



Price	\$779,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,660
Acres	2.79
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	130 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., Deck, Vinyl Windows, Walkout Basement
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Rolling Land, Sloping Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 16th, 2025
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Days on Market 107

Zoning Zone 80

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