

\$999,000 - 40 50446 Range Road 232, Rural Leduc County

MLS® #E4439442

\$999,000

3 Bedroom, 3.00 Bathroom, 2,099 sqft

Rural on 2.56 Acres

Ridge Meadows, Rural Leduc County, AB

This PICTURE PERFECT PROPERTY in RIDGE MEADOWS offers a stunning 2098 fully developed WALK OUT BUNGALOW with a TRIPLE GARAGE on 2.56 PERFECTLY MANICURED ACRES just minutes from BEAUMONT. The yard is gorgeous with 50% in NATURAL FOREST & multiple sitting areas to enjoy the POND, DRY CREEK BED, FIREPIT & GARDEN. The STONE PATIO leads to a gorgeous entrance & into the GREAT ROOM with HARDWOOD floors, vaulted ceilings, FIREPLACE, formal dining, DEN/BED, spacious GRANITE KITCHEN with DOUBLE ISLANDS, WALK THRU pantry, STAINLESS APPLIANCES & access to the back deck & yard. The primary features a SPA ENSUITE WITH STEAM SHOWER, TUB & access to the DECK. MAIN FLOOR LAUNDRY plus the garage has INFLOOR HEAT as does the LOWER LEVEL, it also features CORK FLOORS, walkout to the COVERED PATIO, a family/games room with WET BAR, WOOD STOVE & WINE CELLAR, GYM, 2 large bedrooms, a full bath & tons of storage! GENERAC BACK UP GENERATOR, CENTRAL AC, 2 ENTRANCES, large shed & stunning LANDSCAPE in this AMAZING ONE OWNER home!

Built in 2007



Essential Information

MLS® #	E4439442
Price	\$999,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,099
Acres	2.56
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	40 50446 Range Road 232
Area	Rural Leduc County
Subdivision	Ridge Meadows
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0L1

Amenities

Features	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, Front Porch, Patio, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, See Remarks
Parking Spaces	10

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
----------	------

Exterior Features	Landscaped, Private Setting, Stream/Pond, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 28th, 2025
Days on Market	21
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 18th, 2025 at 12:02am MDT