

## \$845,000 - 50340 Rge Road 241, Rural Leduc County

MLS® #E4448817

**\$845,000**

4 Bedroom, 2.00 Bathroom, 2,232 sqft

Rural on 3.00 Acres

None, Rural Leduc County, AB

Discover country living with city convenience on this beautifully upgraded 3-acre property bordering the City of Beaumont. This charming 3-level split farmhouse offers 4 spacious bedrooms and 2 full bathrooms, perfectly blending rustic charm with modern updates. Step inside to find all-new flooring and fresh paint, complemented by an updated kitchen featuring newer cabinetry, countertops, and appliances. Two inviting sunrooms provide year-round enjoyment of the scenic surroundings. The property boasts a double detached heated garage with a covered carport, multiple outbuildings for storage or hobby use, and full fencing for added privacy and security. Two wells service the home, complete with a brand-new pump and pressure system. Weeping tile and sump pumps have been recently installed for peace of mind. Located just 15 minutes from the Edmonton International Airport and 20 minutes from Edmonton, this is the ideal spot for those seeking tranquility without sacrificing convenience.

Built in 1938

### Essential Information

MLS® # E4448817

Price \$845,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,232                  |
| Acres          | 3.00                   |
| Year Built     | 1938                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 50340 Rge Road 241 |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 0M9            |

### Amenities

|          |                       |
|----------|-----------------------|
| Features | Fire Pit, Front Porch |
|----------|-----------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood                                                                          |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Construction      | Wood                                                                          |
| Foundation        | Concrete Perimeter                                                            |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 20th, 2025 |
|-------------|-----------------|

Days on Market 15

Zoning Zone 80

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