

# **\$525,000 - 220 50110 Rge Road 231, Rural Leduc County**

MLS® #E4452189

**\$525,000**

3 Bedroom, 2.00 Bathroom, 1,357 sqft  
Rural on 3.17 Acres

Richdale Estate, Rural Leduc County, AB

Peaceful, serene setting in Leduc County! This well-built bungalow in Richdale Estates is perfect for a young family looking for their forever acreage. At just over 3 acres, this property has the perfect mix of yard site with lawn and tree cover for that peaceful nature setting. The 36x26 heated shop is extremely well-built and features two 10'X10' overhead doors, 12' ceilings, 6" thick concrete floors with epoxy coating, proper drainage, and R20 insulation in the walls, and R60 in the attic, and an extended roof line for additional covered parking. Mechanics, welders, and other tradespeople will love it! The house is 1350 square feet and features 3 bedrooms on the main floor, a 5-piece bathroom (with two sinks), spacious kitchen and dining area and a large living room with a gorgeous stone-faced wood-burning fireplace. The basement is mostly finished, has plenty of storage, a 3pc bathroom, and two additional rooms that could be bedrooms if you cut windows for them.

Built in 1976

## **Essential Information**

MLS® #	E4452189
Price	\$525,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,357
Acres	3.17
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	220 50110 Rge Road 231
Area	Rural Leduc County
Subdivision	Richdale Estate
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M3

### **Amenities**

Features	See Remarks
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### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Landscaped, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 9th, 2025
Days on Market	3
Zoning	Zone 80

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