

Courtesy Of David Oake Of MaxWell Progressive

# \$1,400,000 - 50336 Rge Rd 280, Rural Leduc County

MLS® #E4378420

**\$1,400,000**

4 Bedroom, 3.50 Bathroom, 3,525 sqft

Rural on 5.73 Acres

None, Rural Leduc County, AB

Your best life starts with a home that inspires you & this one certainly will! Over 3500sqft of stunning, well thought out architecture, sitting on nearly 6 acres of tree wrapped, fertile ground, just off the banks of the N Sask River, make this place a serene paradise.

Stargaze/watch northern lights dance at night, fish, hunt, ride horses or river float in the day, this is a dream home to raise a family in with plenty of room for friends & family to visit.

Entertain w/ a games room or exercise in the beautifully well equipped home gym, maybe gather everyone around the wet bar. This gem is ideally located just mins from international airport, towns, less than 30 minutes to Edmonton for some of the greatest shopping in the world at West Edmonton Mall or South Common. All of this so close yet far enough away to make you feel completely away from it all! New 40 year roof, New hot water tank, New septic pump, New toilets, New LED lighting throughout, New fence. Sea can and all furniture negotiable.

Built in 1996

## Essential Information

MLS® #	E4378420
Price	\$1,400,000
Bedrooms	4



Bathrooms	3.50
Full Baths	2
Half Baths	3
Square Footage	3,525
Acres	5.73
Year Built	1996
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	50336 Rge Rd 280
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### **Amenities**

Features	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Smart/Program. Thermostat, Sauna; Swirlpool; Steam, Vinyl Windows, Wet Bar
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Airport Nearby, Golf Nearby
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 20th, 2024

Days on Market 359

Zoning Zone 80

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Listing information last updated on March 14th, 2025 at 1:32am MDT