

## **\$849,900 - 30 50210 Rge Road 244, Rural Leduc County**

MLS® #E4417815

**\$849,900**

5 Bedroom, 3.00 Bathroom, 1,857 sqft

Rural on 2.50 Acres

Clearwater Meadow Estates, Rural Leduc County, AB

Who says you can't have it all?! This house certainly does! Beautiful, spacious, bright, 2005 built, 1850 square foot bungalow with 4 bedrooms and 3 full bathrooms on about 2.5 acres giving you the privacy you like without compromising on convenience. 3 minutes to Nisku, 5 minutes to Leduc, 15 minutes to south Edmonton and 10 minutes to YEG! Step inside and be welcomed by the bright, open concept and 11 foot ceilings. Kitchen is huge, with huge granite island big enough to fit seven people. Accented by custom walnut cabinetry. Dining area will fit everybody and your extended family. Double oversized, attached garage, three bedrooms on the main floor and one in the basement that has a completely separate entrance. Main floor laundry. The basement is huge, open concept with 9 foot ceilings and lots of large windows. Basement is about half finished leaving the second half to be customized to your imagination with tons of space to add a mother in law suite.

Built in 2005

### **Essential Information**

MLS® # E4417815

Price \$849,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,857
Acres	2.50
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	30 50210 Rge Road 244
Area	Rural Leduc County
Subdivision	Clearwater Meadow Estates
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0N9

### Amenities

Features	Vaulted Ceiling
----------	-----------------

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 13th, 2025
Days on Market	107

## 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 April 30th, 2025 at 4:02pm MDT