

\$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 | 20 |
| 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 17th, 2025 at 9:17am MDT