

# **\$1,349,998 - 330 23549 Twp Road 510, Rural Leduc County**

MLS® #E4445614

**\$1,349,998**

3 Bedroom, 3.50 Bathroom, 3,893 sqft

Rural on 2.40 Acres

Goudreau, Rural Leduc County, AB

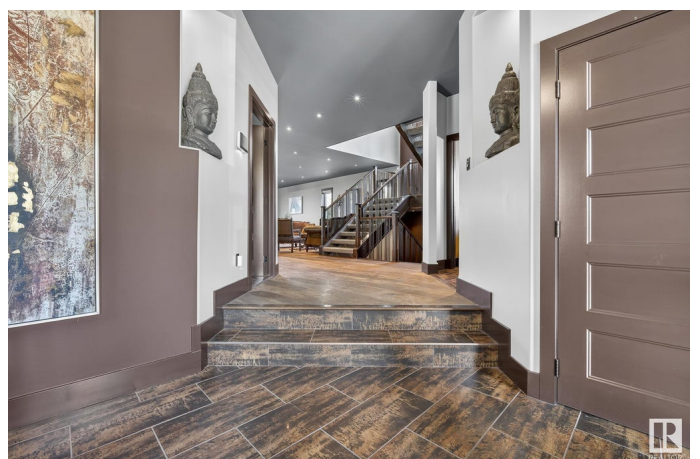
Welcome to Goudreau Estates – this 3,893 sq ft two-storey home sits on a 2.7 acre beautifully landscaped lot just minutes from Beaumont. Surrounded by mature trees & a stunning pond, the yard feels incredibly private. A poured concrete pad is already in place if you’ve been thinking about adding a 30' x 60' shop. The main floor features an open layout w/ a spacious living room & a 2 sided FP that connects to the dining area. The kitchen offers plenty of cabinet space, SS appliances, & a WI pantry. You’ll also find a home office & a 2pc bath on this level. Upstairs, there’s a massive bonus room w/ vaulted ceilings & a bar – perfect for movie nights or entertaining. The primary suite is a standout, complete w/ a FP, spa-style ensuite, & a walk-in closet that connects directly to the laundry room. The fully finished basement includes a large rec room, another bedrm & bath. Just off the main living space, a large sunroom offers a quiet place to unwind. This home is a rare find in Goudreau Estates.

Built in 2013

## **Essential Information**

MLS® # E4445614

Price \$1,349,998



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,893                  |
| Acres          | 2.40                   |
| Year Built     | 2013                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 330 23549 Twp Road 510 |
| Area        | Rural Leduc County     |
| Subdivision | Goudreau               |
| City        | Rural Leduc County     |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T4X 0T1                |

### Amenities

|          |   |
|----------|---|
| Features | Dog Run-Fenced In, Hot Tub, R.V. Storage, Sunroom |
|----------|---|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Golf Nearby, Landscaped, Private Setting, Schools |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter                                |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 3rd, 2025 |
|-------------|----------------|

Days on Market 3

Zoning Zone 80

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Listing information last updated on July 6th, 2025 at 12:47am MDT