

## \$845,000 - 50340 Rge Road 241, Rural Leduc County

MLS® #E4448817

**\$845,000**

4 Bedroom, 2.00 Bathroom, 2,232 sqft

Rural on 3.00 Acres

None, Rural Leduc County, AB

Discover country living with city convenience on this beautifully upgraded 3-acre property bordering the City of Beaumont. This charming 3-level split farmhouse offers 4 spacious bedrooms and 2 full bathrooms, perfectly blending rustic charm with modern updates. Step inside to find all-new flooring and fresh paint, complemented by an updated kitchen featuring newer cabinetry, countertops, and appliances. Two inviting sunrooms provide year-round enjoyment of the scenic surroundings. The property boasts a double detached heated garage with a covered carport, multiple outbuildings for storage or hobby use, and full fencing for added privacy and security. Two wells service the home, complete with a brand-new pump and pressure system. Weeping tile and sump pumps have been recently installed for peace of mind. Located just 15 minutes from the Edmonton International Airport and 20 minutes from Edmonton, this is the ideal spot for those seeking tranquility without sacrificing convenience.

Built in 1938

### Essential Information

MLS® # E4448817

Price \$845,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,232
Acres	3.00
Year Built	1938
Type	Rural
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### Community Information

Address	50340 Rge Road 241
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0M9

### Amenities

Features	Fire Pit, Front Porch
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 20th, 2025
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Days on Market 6

Zoning Zone 80

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