

# **\$1,699,000 - 50415 Rge Road 222 A, Rural Leduc County**

MLS® #E4421150

**\$1,699,000**

6 Bedroom, 3.50 Bathroom, 4,857 sqft

Rural on 68.07 Acres

None, Rural Leduc County, AB

STUNNING COUNTRY ESTATE wit excellent business opportunities on 68 Acres land and 2 outbuildings . Hobby farm plus luxury and tranquility while staying connected to Leduc, Beaumont & Edmonton. This 4,857 sq. ft. home features 6 BEDROOMS, 4 BATHS, a gorgeous Kitchen, Den, Family Room and a bright, spacious Living Room with massive windows and natural light. The luxurious Primary Suite boasts a spa-like Ensuite and Huge walk-in closet. Upstairs laundry, All furniture included. Triple oversized heated garage plus a detached garage. Enjoy the large deck and two 40x100 BARNS, previously used for an EQUESTRIAN OPERATIONâ€™ideal for horse enthusiasts. The Horse Breeding License stayed with the land and the new owner can automatically operate. Whether youâ€™re seeking a private retreat or Hobby Farm, Organic Farm or Nursery, the options are endless. There is also the option to SUDIVIDE the 68 acres of land . This site is next to an already developed acreage subdivision.

Built in 2015

## **Essential Information**

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Price \$1,699,000



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,857
Acres	68.07
Year Built	2015
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	50415 Rge Road 222 A
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M2

### Amenities

Features	Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Extra
Parking Spaces	2

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Flat Site, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            February 11th, 2025  
Days on Market      147  
Zoning                Zone 80

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