

# **\$785,995 - 160 50509 Rge Road 222, Rural Leduc County**

MLS® #E4439090

**\$785,995**

3 Bedroom, 3.00 Bathroom, 1,704 sqft

Rural on 2.79 Acres

Brightwood Estates, Rural Leduc County, AB

Welcome to Brightwood Estates! Beautifully appointed Homexx-built bungalow featuring 2+2 bedrooms and a fully finished basement with high-end finishes. The open-concept main floor welcomes you with hand-scraped hardwood floors, a cozy Great Room with gas fireplace, trayed ceilings, and recessed lighting. The chef's kitchen boasts granite countertops, a working island, soft-close cabinetry, under-cabinet lighting, walk-through pantry, and S/S appliances. A bright dining area offers garden door access to a deck with hot tub. The spacious primary suite features deck access, a 5-pc ensuite with granite counters, and a large walk-in closet. A second bedroom, 4-pc main bath, and main floor laundry complete the level. Downstairs offers 9-ft ceilings, two bedrooms, a 4-pc bath, and a large family room with electric fireplace. Triple attached garage with hot/cold taps. Paved access, close to Henday, Hwy 21 & QEII.

Built in 2016

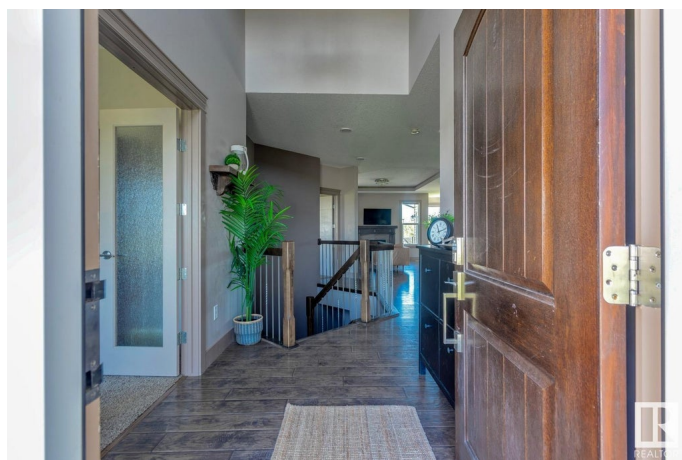
## **Essential Information**

MLS® # E4439090

Price \$785,995

Bedrooms 3

Bathrooms 3.00



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,704                  |
| Acres          | 2.79                   |
| Year Built     | 2016                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 160 50509 Rge Road 222 |
| Area        | Rural Leduc County     |
| Subdivision | Brightwood Estates     |
| City        | Rural Leduc County     |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9E 2X2                |

### Amenities

|                |   |
|----------------|---|
| Features       | Air Conditioner, Closet Organizers, Deck, Hot Tub |
| Parking Spaces | 6   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Level Land, Private Setting, Treed Lot |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 29th, 2025 |
|-------------|----------------|

Days on Market 65

Zoning Zone 80

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Listing information last updated on August 2nd, 2025 at 11:02am MDT