

## \$1,200,000 - 50520 Rr225, Rural Leduc County

MLS® #E4458563

**\$1,200,000**

6 Bedroom, 3.00 Bathroom, 1,823 sqft

Rural on 6.05 Acres

None, Rural Leduc County, AB

Discover this beautiful walkout bungalow set on 6.05 acres in Leduc County, offering both space and tranquility. With 6 bedrooms and 3 bathrooms, this home is ideal for families of all sizes. The inviting primary suite features a spacious ensuite and a large walk-in closet. Soaring 10 ft ceilings on the main level and 9 ft ceilings in the basement create an open and airy feel throughout. The lower level is finished with heated floors, making it both comfortable and functional. The kitchen is designed for everyday living with a generous walk-in pantry, while the oversized, heated double attached garage provides plenty of space for vehicles and storage. A charming bunkhouse adds extra playtime for the kids. Backing onto a peaceful nature reserve, this property offers stunning views and a serene setting to enjoy year-round. This acreage truly combines modern comfort with the beauty of country living.

Built in 2016

### Essential Information

MLS® #	E4458563
Price	\$1,200,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3



Square Footage	1,823
Acres	6.05
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	50520 Rr225
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M1

### Amenities

Features	Air Conditioner, Ceiling 10 ft., Deck, Hot Tub, Hot Water Tankless, No Smoking Home, Parking-Extra, Walkout Basement, 9 ft. Basement Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Private Setting, Treed Lot, Partially Fenced
Construction	Wood
Foundation	Slab

### Additional Information

Date Listed	September 19th, 2025
Days on Market	3
Zoning	Zone 80

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