

# **\$1,299,900 - 23450 Twp Road 505, Rural Leduc County**

MLS® #E4437952

**\$1,299,900**

5 Bedroom, 4.50 Bathroom, 2,816 sqft

Rural on 15.87 Acres

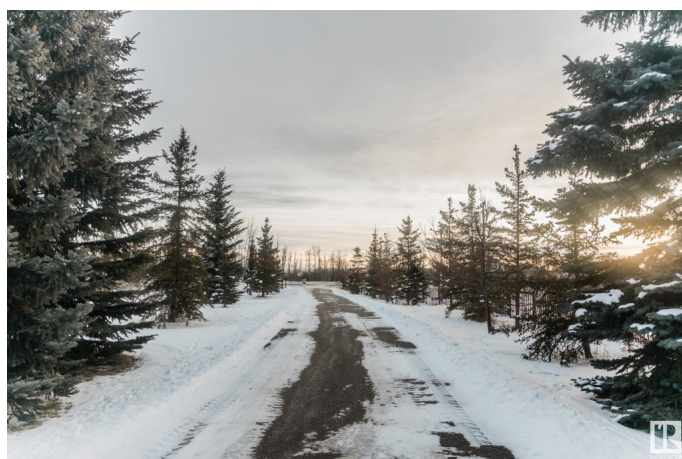
None, Rural Leduc County, AB

Discover beautifully treed and private acres just minutes from Beaumont and Edmonton! This stunning reverse walkout bungalow features a spacious great room, island kitchen, large dining area, den, and 3 bedrooms—including a luxurious primary suite with spa-inspired ensuite and custom walk-in closet—plus 3 bathrooms all on the main floor. Enjoy southwest views from the full-length balcony and entertain on the expansive stone patio surrounded by trees. The walkout basement offers 2 more bedrooms with ensuite baths and walk-in closets, a family room, recreation room, gym, laundry, workshop, and plenty of storage. Updates include new windows/doors, granite, appliances, flooring, lighting, septic, triple garage, paved drive & more. A truly immaculate retreat with space to live, work, and entertain!

Built in 1990

## **Essential Information**

MLS® #	E4437952
Price	\$1,299,900
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1



Square Footage	2,816
Acres	15.87
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	23450 Twp Road 505
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0S1

### Amenities

Features	Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Patio, R.V. Storage, Walkout Basement
Parking Spaces	10

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Hillside, Landscaped, Private Setting, Rolling Land, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	2

## Zoning

## Zone 80

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Listing information last updated on May 23rd, 2025 at 10:47pm MDT