

# **\$1,380,000 - 540 50353 Rg Rd 224, Rural Leduc County**

MLS® #E4440423

**\$1,380,000**

5 Bedroom, 3.50 Bathroom, 2,132 sqft

Rural on 2.97 Acres

Paradise Hills, Rural Leduc County, AB

Absolutely AMAZING 2131 sq ft 5 bedroom (3+2) FULLY FINISHED WALKOUT Bungalow with 4 car attached garage on 2.97 acres just minutes to town! Bright and open main floor with LOADS of natural lighting, kitchen features a HUGE waterfall island, ss appliances and walk-thru corner pantry. Living room has coffered ceilings and electric fireplace. Three bedrooms up, master big walk-in closet and 5 pc ensuite with heated floor. Closets have custom shelving and automatic lighting! Fully finished south facing walkout basement with 2 big bedrooms, 4 pc bath with heated floors, play room and custom cedar sauna! Huge mud room with walk-in closet leads to your oversized, htd 4 car garage that has tons of storage. Enjoy the evenings on your composite deck with gas hookup. There is also a firepit area and raised garden beds. So many extras in this beauty- bluetooth speakers throughout, tons of motion lighting, permanent Christmas lighting, security cameras, biometric controlled cold room door, R/O water plus much more!!

Built in 2019

## **Essential Information**

MLS® # E4440423

Price \$1,380,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,132                  |
| Acres          | 2.97                   |
| Year Built     | 2019                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 540 50353 Rg Rd 224 |
| Area        | Rural Leduc County  |
| Subdivision | Paradise Hills      |
| City        | Rural Leduc County  |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T0B 3M1             |

### Amenities

|          |                                         |
|----------|-----------------------------------------|
| Features | Air Conditioner, Deck, Walkout Basement |
|----------|-----------------------------------------|

### Interior

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

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood                         |
| Exterior Features | Private Setting, See Remarks |
| Construction      | Wood                         |
| Foundation        | Concrete Perimeter           |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 5th, 2025 |
|-------------|----------------|

Days on Market 60

Zoning Zone 80

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Listing information last updated on August 4th, 2025 at 4:17pm MDT