

# **\$659,900 - 450 50448 Rge Road 221, Rural Leduc County**

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MLS® #E4443005

**\$659,900**

4 Bedroom, 3.00 Bathroom, 1,914 sqft

Rural on 6.96 Acres

Woodvale Park, Rural Leduc County, AB

Live among the towering spruce and pines. This well cared for family home features many upgrades and is nestled on almost 7 acres. New triple pane main floor vinyl windows were installed in 2019, the living room are double pane and were recently installed. New vinyl siding with R7 insulation underneath, new house shingles in 2017, upgraded attic insulation to R52 and R40 in the garage respectively. The huge family sized oak kitchen boasts an eating area with sliding patio doors to a 3 yr. old rebuilt 9x11' deck. The kitchen overlooks the sunken family room with a newer cozy w/b stove. The office/dining room is conveniently located and it overlooks the spacious sunken living room with a tyndall stone faced masonry f/p. Both upstairs bathrooms have been upgraded with new fixtures and a corian countertop in the main bath. New laminate flooring in the kitchen, f/room and hallways, new interior entrance doors. The dream insulated garage is divided & heated on one side. 5 new o/h 8' high doors. Welcome home!

Built in 1979

## **Essential Information**

MLS® #

E4443005



Price	\$659,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,914
Acres	6.96
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	450 50448 Rge Road 221
Area	Rural Leduc County
Subdivision	Woodvale Park
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M2

### Amenities

Features	Deck, No Animal Home, No Smoking Home, Vinyl Windows, Wood Windows
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Golf Nearby, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 18th, 2025

Days on Market 18

Zoning Zone 80

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