

# \$749,000 - 110 50450 Rge Road 222, Rural Leduc County

MLS® #E4444665

**\$749,000**

4 Bedroom, 3.00 Bathroom, 1,469 sqft

Rural on 4.12 Acres

Southwood Park, Rural Leduc County, AB

Looking for privacy, space, and comfort just 20 mins from Edmonton? This one-owner, Sherbuilt Homes built bungalow with walkout basement sits on 4.12 landscaped acres, surrounded by trees and walking trails. With 3+1 beds, and 3 full baths, there's room for the whole family. The main floor incl Brazilian cherry hardwood, granite counters, custom cabinetry, with exceptional quality. Stay cozy with the main floor wood-burning fireplace, the basement wood burning stove, and 2 high-efficiency furnaces. Enjoy a massive 22'x34' rear deck with Duradek and BBQ gasline, and a single garage / storage area underneath. The attached O/S double heated garage gives you access to the home, and the dog run. DON't forget about the standby generator, electric gated entry, RV pad with 30-amp power, and custom outhouse. Recent updates include new shingles and new septic tank with alarm. Just 10 mins to South Cooking Lake—this private retreat is perfect for families or couples wanting space without sacrificing convenience.

Built in 1996

## Essential Information

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Price	\$749,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,469
Acres	4.12
Year Built	1996
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	110 50450 Rge Road 222
Area	Rural Leduc County
Subdivision	Southwood Park
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M0

### Amenities

Features	Exterior Walls- 2"x6", No Smoking Home, R.V. Storage, Walkout Basement, See Remarks
Parking Spaces	6

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Private Setting, Rolling Land, See Remarks
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 27th, 2025  
Days on Market                7  
Zoning                              Zone 80

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