

# **\$1,399,000 - 80 50535 Rge Road 233, Rural Leduc County**

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MLS® #E4458203

**\$1,399,000**

5 Bedroom, 4.50 Bathroom, 2,560 sqft

Rural on 2.87 Acres

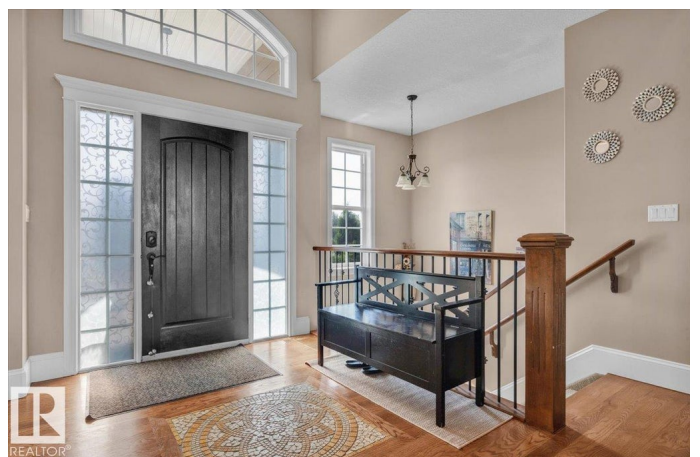
Woodland Heights\_LEDU, Rural Leduc County, AB

What a breathtaking home!! Almost 2600 square feet above grade for this full custom built, one of a kind walk out bungalow on 2.9 Acres in the gated community of Woodland Heights. Soaring vaulted ceilings, elegant coffered ceilings, gourmet chef's kitchen with a walk through panty, huge island topped with beautiful stone counters, windows galore for a very bright living space, two fireplaces, total of five bedrooms(could be six) excellent flowing floor plan, triple oversize garage, 12.5 foot vaulted ceilings upstairs and 10 foot down..WOW! The Primary bedroom is a dream and the ensuite your own spa. Downstairs find infloor heat everywhere, two more generous sized bedrooms, spacious laundry room with tons of cabinets, gym, wet bar with bevy cooler, huge open space for entertaining! Walk out onto the aggregate patio and enjoy your sunsets....Far too much to share here...best see this one soon....

Built in 2012

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4458203    |
| Price    | \$1,399,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,560                  |
| Acres          | 2.87                   |
| Year Built     | 2012                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 80 50535 Rge Road 233 |
| Area        | Rural Leduc County    |
| Subdivision | Woodland Heights_LEDU |
| City        | Rural Leduc County    |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T4X 0L4               |

### Amenities

|          |                                                                                                                                          |
|----------|------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Ceiling 10 ft., Deck, Exterior Walls- 2"x6", No Smoking Home, Vaulted Ceiling, Walkout Basement, Natural Gas BBQ Hookup |
|----------|------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                               |
| Exterior Features | Gated Community, Hillside, Landscaped, Rolling Land, Stream/Pond, Partially Fenced |
| Construction      | Wood                                                                               |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 43                   |
| Zoning         | Zone 80              |
| Condo Fee      | \$1,915              |

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Listing information last updated on October 30th, 2025 at 6:02pm MDT