

# **\$779,900 - 130 50322 Rge Road 232, Rural Leduc County**

MLS® #E4436829

**\$779,900**

4 Bedroom, 3.00 Bathroom, 1,660 sqft

Rural on 2.79 Acres

Rutherford (Leduc County), Rural Leduc County, AB

Welcome to this stunning walkout bungalow in the highly desirable community of Rutherford Hills! Offering nearly 3,000 sq/ft of move-in ready space, this home blends comfort and elegance. An open-concept main floor showcases gleaming hardwood floors, 9â€™™ ceilings, and expansive windows framing serene views of 2.79 tree-lined acres. Step onto the oversized deckâ€”ideal for BBQs and family gatherings. Retreat to a spacious primary suite featuring a walk-thru closet and a luxurious 4-pc ensuite with soaker tub. Downstairs, the fully finished walkout basement adds 2 bedrooms, a 4-pc bath, generous rec room, wet bar rough-in, large windows, patio doors, and more 9â€™™ ceilings with pot lights. A heated 32â€™™x40â€™™ 3-car garage (220V wired) connects through a tiled mudroom with custom built-ins and laundry. Bonus features include a 12â€™™x12â€™™ shed, A/C (2020), and furnace (2024). A perfect blend of privacy, space, and modern comfort awaits!

Built in 2008

## **Essential Information**

MLS® #

E4436829



|                |                        |
|----------------|------------------------|
| Price          | \$779,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,660                  |
| Acres          | 2.79                   |
| Year Built     | 2008                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 130 50322 Rge Road 232    |
| Area        | Rural Leduc County        |
| Subdivision | Rutherford (Leduc County) |
| City        | Rural Leduc County        |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 0K9                   |

### Amenities

|          |                                                      |
|----------|------------------------------------------------------|
| Features | Ceiling 9 ft., Deck, Vinyl Windows, Walkout Basement |
|----------|------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood                                   |
| Exterior Features | Golf Nearby, Rolling Land, Sloping Lot |
| Construction      | Wood                                   |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 16th, 2025 |
|-------------|----------------|

Days on Market 107

Zoning Zone 80

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