

# \$1,299,900 - 23450 Twp Road 505, Rural Leduc County

MLS® #E4437952

**\$1,299,900**

5 Bedroom, 4.50 Bathroom, 2,816 sqft

Rural on 15.87 Acres

None, Rural Leduc County, AB

Discover beautifully treed and private acres just minutes from Beaumont and Edmonton! This stunning reverse walkout bungalow features a spacious great room, island kitchen, large dining area, den, and 3 bedrooms—including a luxurious primary suite with spa-inspired ensuite and custom walk-in closet—plus 3 bathrooms all on the main floor. Enjoy southwest views from the full-length balcony and entertain on the expansive stone patio surrounded by trees. The walkout basement offers 2 more bedrooms with ensuite baths and walk-in closets, a family room, recreation room, gym, laundry, workshop, and plenty of storage. Updates include new windows/doors, granite, appliances, flooring, lighting, septic, triple garage, paved drive & more. A truly immaculate retreat with space to live, work, and entertain!

Built in 1990

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4437952    |
| Price      | \$1,299,900 |
| Bedrooms   | 5           |
| Bathrooms  | 4.50        |
| Full Baths | 4           |
| Half Baths | 1           |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,816                  |
| Acres          | 15.87                  |
| Year Built     | 1990                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 23450 Twp Road 505 |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 0S1            |

### Amenities

|                |  |
|----------------|--|
| Features       | Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Patio, R.V. Storage, Walkout Basement |
| Parking Spaces | 10   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Golf Nearby, Hillside, Landscaped, Private Setting, Rolling Land, Treed Lot |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 2              |

## Zoning

## Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 24th, 2025 at 1:32am MDT