

Courtesy Of Lindsay Mercer Of The Good Real Estate Company

\$1,499,000 - 1030 50125 Rge Road 233, Rural Leduc County

MLS® #E4448385

\$1,499,000

4 Bedroom, 4.00 Bathroom, 3,331 sqft

Rural on 2.67 Acres

Clearwater Creek Estates, Rural Leduc County, AB

Welcome to this custom executive acreage situated on 2.67 acres just 12 minutes from Beaumont. European craftsmanship throughout offers over 5600 sq/ft of fully finished living space. The soaring 22' ceiling with transom details overlooks the 2-storey stone masoned double sided Acucraft FP, accented by hand scraped hardwood floors. Cream cabinetry, granite counters, SS appliances and coffee bar are featured in the gorgeous kitchen. Triple pane windows throughout with Hunter Douglas blinds. The main floor primary has a spa-like 5-pc ensuite and WI closet with built in cabinets. Upstairs features a bonus room, large bedroom and 3-pc bath with floor to ceiling tiled glass shower. The fully finished lower level has 9' ceilings and includes a wet bar, media room and large rec room plus another bdrm and 3-pc bath. The quadruple attached 2100 sq/ft garage has plenty of additional storage. Outside you'll find Quickcurb perennial beds and 70 trees & shrubs. No detail was overlooked in this incredible build!

Built in 2017

Essential Information



| | |
|----------------|------------------------|
| MLS® # | E4448385 |
| Price | \$1,499,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 3,331 |
| Acres | 2.67 |
| Year Built | 2017 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 1030 50125 Rge Road 233 |
| Area | Rural Leduc County |
| Subdivision | Clearwater Creek Estates |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 0L2 |

Amenities

| | |
|----------|--|
| Features | Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Insulation-Upgraded, Vaulted Ceiling, Vinyl Windows, Wet Bar, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
|----------|--|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Landscaped, No Through Road |

| | |
|--------------|--------------------|
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 17th, 2025 |
| Days on Market | 9 |
| Zoning | Zone 80 |

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Listing information last updated on July 26th, 2025 at 7:02am MDT