

\$659,900 - 450 50448 Rge Road 221, Rural Leduc County

MLS® #E4443005

\$659,900

4 Bedroom, 3.00 Bathroom, 1,914 sqft

Rural on 6.96 Acres

Woodvale Park, Rural Leduc County, AB

Live among the towering spruce and pines. This well cared for family home features many upgrades and is nestled on almost 7 acres. New triple pane main floor vinyl windows were installed in 2019, the living room are double pane and were recently installed. New vinyl siding with R7 insulation underneath, new house shingles in 2017, upgraded attic insulation to R52 and R40 in the garage respectively. The huge family sized oak kitchen boasts an eating area with sliding patio doors to a 3 yr. old rebuilt 9x11' deck. The kitchen overlooks the sunken family room with a newer cozy w/b stove. The office/dining room is conveniently located and it overlooks the spacious sunken living room with a tyndall stone faced masonry f/p. Both upstairs bathrooms have been upgraded with new fixtures and a corian countertop in the main bath. New laminate flooring in the kitchen, f/room and hallways, new interior entrance doors. The dream insulated garage is divided & heated on one side. 5 new o/h 8' high doors. Welcome home!

Built in 1979

Essential Information

MLS® #

E4443005



| | |
|----------------|------------------------|
| Price | \$659,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,914 |
| Acres | 6.96 |
| Year Built | 1979 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 450 50448 Rge Road 221 |
| Area | Rural Leduc County |
| Subdivision | Woodvale Park |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0B 3M2 |

Amenities

| | |
|----------|--|
| Features | Deck, No Animal Home, No Smoking Home, Vinyl Windows, Wood Windows |
|----------|--|

Interior

| | |
|--------------|---------------------------|
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior | Wood |
| Exterior Features | Flat Site, Golf Nearby, Landscaped |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 18th, 2025

Days on Market 2

Zoning Zone 80

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Listing information last updated on June 20th, 2025 at 5:47am MDT