

## **\$799,900 - 230a 50509 Rge Rd 221, Rural Leduc County**

MLS® #E4459547

**\$799,900**

5 Bedroom, 2.50 Bathroom, 2,922 sqft

Rural on 4.55 Acres

Tiebeke Estates, Rural Leduc County, AB

Amazing 4.55 acre property with stunning hillside home w/ dream shop! Over 2900 sq ft developed in this beautiful walkout dwelling featuring 3+2 bds & 2.5 baths. Granite tile & maple hardwood throughout including stairs! Chef's kitchen with maple cabinets, granite counters, subway tile backsplash, oversized island & massive walk-in pantry. Huge LR/DR with gas fp & bay window. 16x15' primary bd has huge walk-in closet & 5 pc ensuite w/ luxurious jetted tub. 2nd kitchen nearly complete on lower level for extended family or nanny! Large FR with 2nd fireplace has stacked stone to ceiling. 3 large bds down & another 4 pc bath. Hi-eff furnace & hot water tank. Recent ext upgrade included Hardy plank siding, shingles, new soffits, fascia & eaves troughs! 2 tier deck & concrete patio. Amazing 65x36.5' metal clad shop w/ 14' overhead door, mezzanine, floating concrete slab & 220V service. Cute detached cabin awaits finishing touch - could be Mom's yoga studio! Bordering 13 acre reserve. Minutes to Sherwood Park.

Built in 1994

### **Essential Information**

MLS® # E4459547

Price \$799,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,922                  |
| Acres          | 4.55                   |
| Year Built     | 1994                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 230a 50509 Rge Rd 221 |
| Area        | Rural Leduc County    |
| Subdivision | Tiebeke Estates       |
| City        | Rural Leduc County    |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0B 3M2               |

### Amenities

|          |                                                                                                                       |
|----------|-----------------------------------------------------------------------------------------------------------------------|
| Features | Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Tub, Skylight, Vinyl Windows, 9 ft. Basement Ceiling |
|----------|-----------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Other                                     |
| Exterior Features | Environmental Reserve, Schools, Treed Lot |
| Construction      | Other                                     |
| Foundation        | Concrete Perimeter                        |

### Additional Information

Date Listed September 25th, 2025

Days on Market 52

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 November 15th, 2025 at 9:17pm MST