

# **\$999,000 - 40 50446 Range Road 232, Rural Leduc County**

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MLS® #E4439442

**\$999,000**

3 Bedroom, 3.00 Bathroom, 2,099 sqft

Rural on 2.56 Acres

Ridge Meadows, Rural Leduc County, AB

This PICTURE PERFECT PROPERTY in RIDGE MEADOWS offers a stunning 2098 fully developed WALK OUT BUNGALOW with a TRIPLE GARAGE on 2.56 PERFECTLY MANICURED ACRES just minutes from BEAUMONT. The yard is gorgeous with 50% in NATURAL FOREST & multiple sitting areas to enjoy the POND, DRY CREEK BED, FIREPIT & GARDEN. The STONE PATIO leads to a gorgeous entrance & into the GREAT ROOM with HARDWOOD floors, vaulted ceilings, FIREPLACE, formal dining, DEN/BED, spacious GRANITE KITCHEN with DOUBLE ISLANDS, WALK THRU pantry, STAINLESS APPLIANCES & access to the back deck & yard. The primary features a SPA ENSUITE WITH STEAM SHOWER, TUB & access to the DECK. MAIN FLOOR LAUNDRY plus the garage has INFLOOR HEAT as does the LOWER LEVEL, it also features CORK FLOORS, walkout to the COVERED PATIO, a family/games room with WET BAR, WOOD STOVE & WINE CELLAR, GYM, 2 large bedrooms, a full bath & tons of storage! GENERAC BACK UP GENERATOR, CENTRAL AC, 2 ENTRANCES, large shed & stunning LANDSCAPE in this AMAZING ONE OWNER home!

Built in 2007



## Essential Information

MLS® #	E4439442
Price	\$999,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,099
Acres	2.56
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## Community Information

Address	40 50446 Range Road 232
Area	Rural Leduc County
Subdivision	Ridge Meadows
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0L1

## Amenities

Features	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, Front Porch, Patio, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, See Remarks
Parking Spaces	10

## Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood
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Exterior Features	Landscaped, Private Setting, Stream/Pond, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	19
Zoning	Zone 80

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Listing information last updated on June 16th, 2025 at 8:32pm MDT