

# **\$1,400,000 - 230 50516 Range Road 233, Rural Leduc County**

---

MLS® #E4459927

**\$1,400,000**

6 Bedroom, 3.00 Bathroom, 2,095 sqft

Rural on 1.05 Acres

Vantage Pointe, Rural Leduc County, AB

When ELEGANTS & BEAUTY collide, you get a Home like this! This magnificent 4,000 total Sq Ft CUSTOM-BUILT HOME by AR Homes, is pure luxury and boasts 6 BEDROOMS & 4 BATHROOMS, a FULLY FINISHED BASEMENT. The MASTER BEDROOM has his and her closets w/ fireplace, main floor laundry, and a Basement with a WET-BAR with dual tap Kegerator, wine fridge, and a full-size fridge & sink. Main floor and basement living room fireplaces, in-floor heating in the basement, Garage floor epoxy & half bath, Heated garage & AIR CONDITIONING. Rough in for electric car charger & 2 floor drains, Paved driveway with RV pad & 50 amp RV plug, Fully fenced yard, 200 amp power. Lots of families for neighbours, with a real community feel, and buses for kids for school. Water is hauled to a community Holding Tank and pumped by pipeline to central lagoon from each property's septic tank. Water and sewer are paid monthly by metered consumption. There is an annual HOA fee of \$480 dollars. There is only one thing left to say, WELCOME HOME!

Built in 2021

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4459927               |
| Price          | \$1,400,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,095                  |
| Acres          | 1.05                   |
| Year Built     | 2021                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 230 50516 Range Road 233 |
| Area        | Rural Leduc County       |
| Subdivision | Vantage Pointe           |
| City        | Rural Leduc County       |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T4X 0L4                  |

### Amenities

|          |                                     |
|----------|-------------------------------------|
| Features | Ceiling 9 ft., Wet Bar, See Remarks |
|----------|-------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Wood                                                  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, See Remarks |
| Construction      | Wood                                                  |
| Foundation        | Concrete Perimeter                                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2025 |
| Days on Market | 36                   |
| Zoning         | Zone 80              |
| HOA Fees       | 40                   |
| HOA Fees Freq. | Monthly              |

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 2nd, 2025 at 10:02pm MST