

# **\$1,050,000 - 130 50531 Rge Rd 234, Rural Leduc County**

MLS® #E4436642

**\$1,050,000**

4 Bedroom, 3.50 Bathroom, 2,866 sqft

Rural on 5.91 Acres

Marquis Estates, Rural Leduc County, AB

Absolutely STUNNING! This meticulous 1 1/2 storey red cedar log home is 2866 sq. ft., tucked away on 5.9 acres of your own private oasis. The covered front veranda welcomes you as you enter into the home with a wood stone fireplace, hardwood floors, and vaulted ceiling throughout the home. The home has 3 bedrooms & den, 3.5 bathrooms, the loft master bedroom is huge with enough room for your own personal office, workout area, sitting area or for whatever you desire. The kitchen is spacious with a huge island, dining area off the family room, and an additional sitting area with it's own sink, perfect for a bar/coffee bar. The basement is open concept with a second kitchen, bedroom, 4 pc bathroom, games room and additional family room. Upgrades include metal roof, triple pane window, hot water tank (2024), furnace (2024) and septic tank (2021). Detached triple garage with a 4 bay workshop. The backyard is beautiful, and has a fenced area for horses. Serene lifestyle just minutes from the city.

Built in 1984

## **Essential Information**

MLS® #	E4436642
Price	\$1,050,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,866
Acres	5.91
Year Built	1984
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	130 50531 Rge Rd 234
Area	Rural Leduc County
Subdivision	Marquis Estates
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T6H 4N6

### Amenities

Features	Deck, Front Porch, Gazebo, Hot Tub, Vaulted Ceiling
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### Interior

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

### Exterior

Exterior	Log
Exterior Features	Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting
Construction	Log
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 15th, 2025

Days on Market 59

Zoning Zone 80

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