

## **\$890,000 - 390 50353 Rge Rd 224, Rural Leduc County**

MLS® #E4435540

**\$890,000**

5 Bedroom, 4.50 Bathroom, 2,511 sqft

Rural on 3.39 Acres

Paradise Hills, Rural Leduc County, AB

Live outside the box! Own this fabulous Custom built raised Bungalow on reverse walkout lot in Paradise Hills subdivision. Front entrance welcomes you into the basement of the home. The beautiful stairs takes you to the upper floor (Main Floor) of the home. Spacious 2511 sqft on upper flr & 1587 sqft in the basement.Â Home offers 5 bedrooms, 4.5 bathrooms, Two DOUBLE attached garages all built on 3.8 acres of land. Only lot with an additionalÂ rear entrance from the highway directly into this land. You can build your Shops or outhouses there. Freshly painted in pleasant tones. Rich dark cabinets in kitchen, SS appliances, deep hardwood floors, wrought iron railings, 12 foot ceilings upper flr. Bedroom 3 has an attached full bathroom. Bedrooms are above the garages on both sides.Â Basement is developed into an open Rec area, 5th bedroom and 4th full bathroom. Both doubleÂ garages are heated.Â Â Home is built on Energy Efficient ICF foundations.Â Â Beautiful 15 ft deep duck pond in front of the home. Own it today!



Built in 2016

### **Essential Information**

MLS® # E4435540

Price \$890,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,511                  |
| Acres          | 3.39                   |
| Year Built     | 2016                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 390 50353 Rge Rd 224 |
| Area        | Rural Leduc County   |
| Subdivision | Paradise Hills       |
| City        | Rural Leduc County   |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0B 3M1              |

### **Amenities**

|                |   |
|----------------|---|
| Features       | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck |
| Parking Spaces | 4   |

### **Interior**

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

### **Exterior**

|                   |             |
|-------------------|-------------|
| Exterior          | Wood        |
| Exterior Features | See Remarks |
| Construction      | Wood        |
| Foundation        | Slab        |

### **Additional Information**

Date Listed May 9th, 2025

Days on Market 3

Zoning Zone 80

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