

# **\$975,000 - 100 50054 Rge Road 232, Rural Leduc County**

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MLS® #E4459033

**\$975,000**

3 Bedroom, 2.50 Bathroom, 2,051 sqft

Rural on 2.55 Acres

Rosewood Estates\_LEDU, Rural Leduc County, AB

Incredible Custom Built Bungalow in Rosewood Estates! 2.55 acres offering a scenic balance of trees & view of the subdivision from the highpoint of the community. Enjoy over 2050sqft showcasing elegant custom kitchen w/ solid wood cabinetry, stylish granite counters, lg island holds beverage cooler & microwave. KitchenAid gas stove & matching appliances plus walk-through pantry. Great Room features 12ft ceilings & beautiful stone feature wall w/gas fireplace. Primary Suite is a definite SHOWSTOPPER w/ plenty of space for king-sized suite, his & hers walk-in closets & TRUE SPA ensuite w/ huge glassed shower, inviting tub & separate vanities. 2 more large bedrooms, another full bath plus an office, laundry room, mudroom & 2pc bath complete the main level. Massive basement is ready for your development - a large steel I-Beam was used to allow for endless options. Basement & garage also offer in-floor heating...now let's talk about the ultimate garage: Epoxy floors, hot & cold water & 10ft doors! Shows 10+!

Built in 2015

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4459033               |
| Price          | \$975,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,051                  |
| Acres          | 2.55                   |
| Year Built     | 2015                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 100 50054 Rge Road 232 |
| Area        | Rural Leduc County     |
| Subdivision | Rosewood Estates_LEDU  |
| City        | Rural Leduc County     |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T4X 0K8                |

### Amenities

|          |                                                                                                                                                                                                                              |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Hot Water Instant, Hot Water Tankless, Vaulted Ceiling, Vinyl Windows, Exterior Walls 2"x8", HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|          |      |
|----------|------|
| Exterior | Wood |
|----------|------|

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Low Maintenance Landscape, No Back Lane, No Through Road, Not Fenced, Private Setting |
| Construction      | Wood                                                                                  |
| Foundation        | Concrete Perimeter                                                                    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 30                   |
| Zoning         | Zone 80              |

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Listing information last updated on October 23rd, 2025 at 1:32am MDT