

# **\$1,075,000 - 50547 Rge Road 240, Rural Leduc County**

MLS® #E4442939

**\$1,075,000**

5 Bedroom, 3.50 Bathroom, 2,426 sqft

Rural on 2.67 Acres

Goudreau, Rural Leduc County, AB

Can't decide if acreage living is for you? This acreage is just 2 minutes East of Beaumont, this 2,426 SqFt 2-storey walkout on 2.67 acres (not in a subdivision) offers the perfect mix of space, privacy, and convenience. Featuring 4 bedrooms, 3.5 baths, a main floor den, vaulted bonus room with gas fireplace, and second-floor laundry with sink, this home is built for modern family living. The finished basement includes in-floor heating and walkout access to a private patio. Enjoy summer evenings on the covered wraparound veranda or tinker year-round in the oversized heated triple garage. Upgrades from 2021-2024 include a new boiler, high-performance shingles, Lennox A/C, smart thermostat, water/septic improvements, and newer appliances. With serene acreage living and instant access to town, this rare gem offers the best of both worlds!

Built in 2005

## **Essential Information**

MLS® #	E4442939
Price	\$1,075,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	2,426
Acres	2.67
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	50547 Rge Road 240
Area	Rural Leduc County
Subdivision	Goudreau
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0M6

### Amenities

Features	Air Conditioner, Deck, Front Porch, No Smoking Home, Patio, R.V. Storage, Walkout Basement, Natural Gas BBQ Hookup
----------	--

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Hillside, Landscaped, Private Setting, Rolling Land, Schools
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 18th, 2025
Days on Market	33

## Zoning

## Zone 80

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 July 21st, 2025 at 1:02pm MDT