

Courtesy Of Lindsay Mercer Of The Good Real Estate Company

# **\$1,499,000 - 1030 50125 Rge Road 233, Rural Leduc County**

MLS® #E4448385

**\$1,499,000**

4 Bedroom, 4.00 Bathroom, 3,331 sqft

Rural on 2.67 Acres

Clearwater Creek Estates, Rural Leduc County, AB

Welcome to this custom executive acreage situated on 2.67 acres just 12 minutes from Beaumont. European craftsmanship throughout offers over 5600 sq/ft of fully finished living space. The soaring 22' ceiling with transom details overlooks the 2-storey stone masoned double sided Acucraft FP, accented by hand scraped hardwood floors. Cream cabinetry, granite counters, SS appliances and coffee bar are featured in the gorgeous kitchen. Triple pane windows throughout with Hunter Douglas blinds. The main floor primary has a spa-like 5-pc ensuite and WI closet with built in cabinets. Upstairs features a bonus room, large bedroom and 3-pc bath with floor to ceiling tiled glass shower. The fully finished lower level has 9' ceilings and includes a wet bar, media room and large rec room plus another bdrm and 3-pc bath. The quadruple attached 2100 sq/ft garage has plenty of additional storage. Outside you'll find Quickcurb perennial beds and 70 trees & shrubs. No detail was overlooked in this incredible build!

Built in 2017

## **Essential Information**



MLS® #	E4448385
Price	\$1,499,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,331
Acres	2.67
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	1030 50125 Rge Road 233
Area	Rural Leduc County
Subdivision	Clearwater Creek Estates
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0L2

### Amenities

Features	Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Insulation-Upgraded, Vaulted Ceiling, Vinyl Windows, Wet Bar, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, 9 ft. Basement 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	Wood
Exterior Features	Flat Site, Fruit Trees/Shrubs, Landscaped, No Through Road

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	14
Zoning	Zone 80

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Listing information last updated on July 31st, 2025 at 7:47am MDT