

\$645,000 - 260 50509 Rge Road 221, Rural Leduc County

MLS® #E4452329

\$645,000

3 Bedroom, 1.50 Bathroom, 2,010 sqft

Rural on 6.20 Acres

Tiebeke Estates, Rural Leduc County, AB

Your own slice of paradise just 23 minutes east of Edmonton! Nestled in the heart of Sherwood Park in Leduc County, this 6.2-acre property offers the perfect blend of privacy, convenience, and comfort. Situated on paved roads right to the driveway, this well-maintained 3-bedroom bungalow is loaded with features. Inside, youâ€™ll find a spacious bonus room with a cozy gas stove, a charming breakfast nook, and elegant French doors leading to the dining roomâ€”perfect for hosting family gatherings. Fantastic basement development, new furnace. Outside, enjoy the heated double detached garage, heated single attached garage, and ample RV parking. The propertyâ€™s mature landscaping, open spaces, and peaceful surroundings create a true country retreat, while still being minutes from city amenities. If youâ€™ve been looking for an acreage that offers space, comfort, and a great location, this is the one!

Built in 1974

Essential Information

MLS® #	E4452329
Price	\$645,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	2,010
Acres	6.20
Year Built	1974
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	260 50509 Rge Road 221
Area	Rural Leduc County
Subdivision	Tiebeke Estates
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M2

Amenities

Features	Deck, Fire Pit, R.V. Storage
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 10th, 2025
Days on Market	74
Zoning	Zone 80

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