

\$1,399,000 - 80 50535 Rge Road 233, Rural Leduc County

MLS® #E4458203

\$1,399,000

5 Bedroom, 4.50 Bathroom, 2,560 sqft

Rural on 2.87 Acres

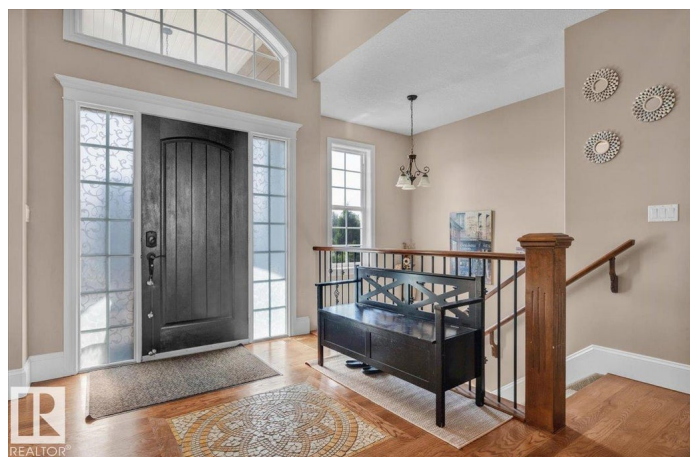
Woodland Heights_LEDU, Rural Leduc County, AB

What a breathtaking home!! Almost 2600 square feet above grade for this full custom built, one of a kind walk out bungalow on 2.9 Acres in the gated community of Woodland Heights. Soaring vaulted ceilings, elegant coffered ceilings, gourmet chef's kitchen with a walk through panty, huge island topped with beautiful stone counters, windows galore for a very bright living space, two fireplaces, total of five bedrooms(could be six) excellent flowing floor plan, triple oversize garage, 12.5 foot vaulted ceilings upstairs and 10 foot down..WOW! The Primary bedroom is a dream and the ensuite your own spa. Downstairs find infloor heat everywhere, two more generous sized bedrooms, spacious laundry room with tons of cabinets, gym, wet bar with bevy cooler, huge open space for entertaining! Walk out onto the aggregate patio and enjoy your sunsets....Far too much to share here...best see this one soon....

Built in 2012

Essential Information

MLS® #	E4458203
Price	\$1,399,000
Bedrooms	5



Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,560
Acres	2.87
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

Community Information

Address	80 50535 Rge Road 233
Area	Rural Leduc County
Subdivision	Woodland Heights_LEDU
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0L4

Amenities

Features	Air Conditioner, Ceiling 10 ft., Deck, Exterior Walls- 2"x6", No Smoking Home, Vaulted Ceiling, Walkout Basement, Natural Gas BBQ Hookup
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Gated Community, Hillside, Landscaped, Rolling Land, Stream/Pond, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 17th, 2025
Days on Market	36
Zoning	Zone 80
Condo Fee	\$1,915

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Listing information last updated on October 23rd, 2025 at 8:02am MDT