

\$823,000 - 160 50509 Rge Road 222, Rural Leduc County

MLS® #E4439090

\$823,000

3 Bedroom, 3.00 Bathroom, 1,704 sqft
Rural on 2.79 Acres

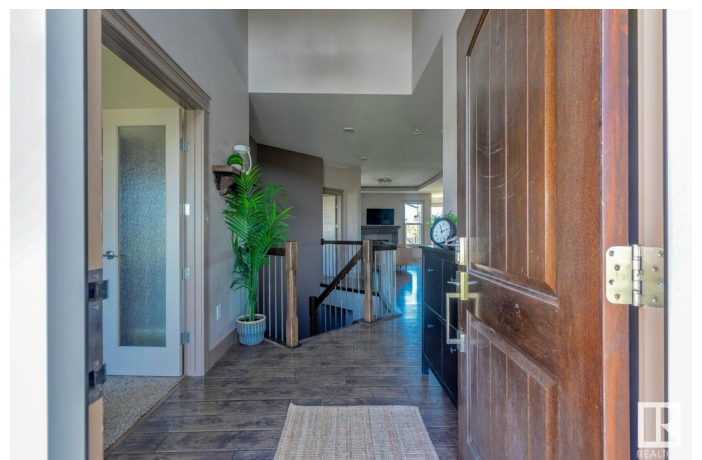
Brightwood Estates, Rural Leduc County, AB

Welcome to Brightwood Estates! Beautifully appointed Homexx-built bungalow featuring 2+2 bedrooms and a fully finished basement with high-end finishes. The open-concept main floor welcomes you with hand-scraped hardwood floors, a cozy Great Room with gas fireplace, trayed ceilings, and recessed lighting. The chef's kitchen boasts granite countertops, a working island, soft-close cabinetry, under-cabinet lighting, walk-through pantry, and S/S appliances. A bright dining area offers garden door access to a deck with hot tub. The spacious primary suite features deck access, a 5-pc ensuite with granite counters, and a large walk-in closet. A second bedroom, 4-pc main bath, and main floor laundry complete the level. Downstairs offers 9-ft ceilings, two bedrooms, a 4-pc bath, and a large family room with electric fireplace. Triple attached garage with hot/cold taps. Paved access, close to Henday, Hwy 21 & QEII.

Built in 2016

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4439090 |
| Price | \$823,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |



| | |
|----------------|------------------------|
| Full Baths | 3 |
| Square Footage | 1,704 |
| Acres | 2.79 |
| Year Built | 2016 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 160 50509 Rge Road 222 |
| Area | Rural Leduc County |
| Subdivision | Brightwood Estates |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 2X2 |

Amenities

| | |
|----------------|---|
| Features | Air Conditioner, Closet Organizers, Deck, Hot Tub |
| Parking Spaces | 6 |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Level Land, Private Setting, Treed Lot |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|----------------|
| Date Listed | May 29th, 2025 |
|-------------|----------------|

Days on Market 19

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 June 17th, 2025 at 12:47am MDT