

\$1,239,900 - 115 50512 Rge Road 245, Rural Leduc County

MLS® #E4449661

\$1,239,900

4 Bedroom, 3.50 Bathroom, 2,359 sqft

Rural on 1.93 Acres

Edda Vista, Rural Leduc County, AB

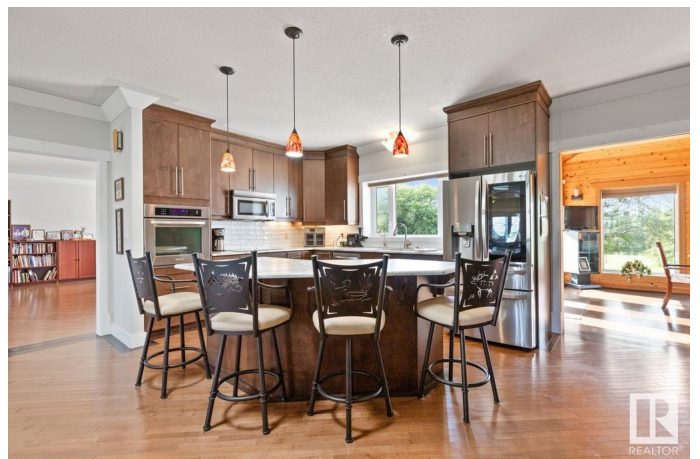
Welcome to Edda Vista, an executive, environmentally conscious home nestled on 1.93 private acres with a 30x40 shop! Designed for multi-generational living, this stunning property features geo-thermal heating, solar panels, municipal water & easy access to all amenities, offering the perfect balance of rural tranquility and urban convenience. The main floor boasts gleaming hardwood floors, 9' ceilings & a functional layout. The kitchen is equipped with ample cabinetry, a pantry, S/S appliances & a marble island overlooking the dining & living areas. You'll love the rustic charm of the sunroom with sweeping views of the picturesque, tree-lined yard. The king-sized primary suite offers dual walk-in closets & a spa-like ensuite. A spacious 2nd bedroom with its own 3pc ensuite, den & laundry complete the level. The finished basement features in-floor heating, a large family room, 2nd kitchen, dining area, bedroom, 4pc bath & loads of storage. Enjoy peaceful mornings on the deck or tinker in the workshop!

Built in 2009

Essential Information

MLS® #

E4449661



Price	\$1,239,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,359
Acres	1.93
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	115 50512 Rge Road 245
Area	Rural Leduc County
Subdivision	Edda Vista
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0P5

Amenities

Features	Ceiling 9 ft., Deck, R.V. Storage, Skylight, Workshop, See Remarks, 9 ft. Basement Ceiling, Solar Equipment
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Interior

Interior Features	ensuite bathroom
Heating	Heat Pump, In Floor Heat System, Geo Thermal
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	ICFs (Insulated Concrete Forms)
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Private Setting, Stream/Pond, See Remarks
Construction	ICFs (Insulated Concrete Forms)
Foundation	Concrete Perimeter

Additional Information

Date Listed July 25th, 2025
Days on Market 8
Zoning Zone 80

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