Courtesy Of Donazon Van Raamsdonk Of RE/MAX Real Estate

$829,900 - 40 50470 Rge Road 234, Rural Leduc County

MLS® #E4463912

$829,900
4 Bedroom, 3.00 Bathroom, 1,538 sqft
Rural on 3.04 Acres

Amarillo Park, Rural Leduc County, AB

OVER 3000+ SQFT LIVING SPACE + 2 NEW FURNACES! Nestled at the end of a winding driveway, surrounded by mature trees and the peaceful sounds of nature, this stunning WALKOUT bungalow offers the perfect blend of privacy, charm, and convenienceâ€”just 5 minutes from Beaumont. Instantly feel at home with VAULTED ceilings and sun-drenched living spaces that create a warm and open atmosphere. The upper floor features two spacious bedrooms, a bright kitchen and living area, and access to an EXPANSIVE deck where you can sip your morning coffee while watching the sun rise through the trees. Downstairs, the walkout basement offers TWO more large bedrooms, rec room, office area and direct access to the outdoors. Outside, you'll find just the right amount of lush green lawn to enjoy, all surrounded by a fully treed lot that offers year-round beauty and complete privacy. Top it all off with a DOUBLE ATTACHED garage, and you've got a property that truly has it all - in a location that keeps you close to town.

Built in 1993

Essential Information

MLS® #	E4463912
Price	$829,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,538
Acres	3.04
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	40 50470 Rge Road 234
Area	Rural Leduc County
Subdivision	Amarillo Park
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0L7

Amenities

Features	Ceiling 10 ft., Deck, Parking-Extra, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup

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, Fruit Trees/Shrubs, Hillside, Private Setting, Sloping Lot, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 28th, 2025
Days on Market	3
Zoning	Zone 80

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Listing information last updated on October 31st, 2025 at 1:17am MDT