



Rural Leduc County
330 50110 RGE RD 231

M: 4 R: 23 T: 50 S: 11 Q:

LP: \$499,900

SP:



ACTIVE

List ID#: E4255181
Type: Detached Single Family
Style: Bi-Level
Year Built: 1993
Full Baths: 2
Half Baths: 0
Tot A.G. SqFt: 1,294.37
Nearest Town: Beaumont
Total Acreage: 3.110
Bdrms Above: 3 **Bdrms Total:** 3
Basement: Full
Basement Dev: Fully Finished
Tot A.G. SqM: 120.25

Welcome to this private 1,294 sqft walkout bi-level home sitting on 3.1 acres in the community of Richdale Estates. The kitchen offers plenty of storage, stone countertops, stainless steel appliances breakfast nook which overlooks the backyard & has access to the huge 2 tiered back deck. Completing the main floor is a large living room, dining room, master bedroom with 3pc ensuite, 2 more bedrooms & 4pc main bathroom. The walkout basement has a large, bright family room with gas fireplace and sliding doors leading to the hot tub, new 3pc bathroom, laundry area & plenty of storage. Complimenting this home is a heated double garage, horseshoe pit, firepit & 3 sheds. This well treed property is very private with Crownland on the east side & farm land at the back. Conveniently located 15 min to Beaumont & airport, 20 min to Sherwood Park & SE Edmonton & 30 min to Camrose.

Directions:

Virtual Tour: <https://youtu.be/OfAtDisozZU>

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite Baths:		0	1	0	0	0	Upper:		
Finished Lvl:	2						Abv Grd:		
Fireplace:	Yes						Lower:		
Parking:	Double Garage Attached						Blw Grd:		
							Total A.G.:	120.25	1,294.37
Living Rm:	6.31x4.08		M	Primary		3.90x3.65	M		
Dining Rm:	4.59x2.72		M	Bedroom 2:		2.97x2.95	M		
Kitchen:	3.34x3.19		M	Bedroom 3:		3.34x3.04	M		
Family Rm:			B	Bedroom 4:					
Den:				Laundry Room			B		
Bonus Rm:									

Flooring: Carpet, Ceramic Tile

Construction: Wood Frame

Roof: Asphalt Shingles

Exterior: Vinyl

Foundation: Concrete

Heat Type: Forced Air-1

Heat Source: Natural Gas

Site Influen: Landscaped

Features: Deck, Walkout Basement

Goods Incl: Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer

Goods Excl:

Restrictions: None Known

Warranty:

Heat Paid For: Paid For

Power: Paid For

Water Supply: Drilled Well

Swr/Septic: Septic Tank & Mound

Out Buildings:

Condo Name:

Condo Fee:

Condo Fee

Schedule:

Condo Fee

Frontage (M):

Depth (M):

Road Access: Gravel

Conform:

Taxes: \$2,462.47

Lot Dimen:

Lot Shape:

Land Use:

Front Expos:

Conform Year:

Tax Year: 2020