

Courtesy of Marianna Nikolaev of MaxWell Progressive

# **\$724,900 - # 110 50509 Rge Rd 222, Rural Leduc County**

MLS® #E4197532

## **\$724,900**

5 Bedroom, 3.00 Bathroom, 1,872 sqft  
Rural on 3 Acres

Brightwood Estates, Rural Leduc County, AB

This stunning, 5 bed+3bath custom built Estate bungalow, is located 15 mins east of Edmonton, close to South Cooking Lake and Northern Bear Golf. This fully finished walk-out features over 3000sq/ft of living space+a massive heated 3-car garage. Wrap-around south facing windows fill this open concept home with an abundance of natural light. The beautiful living space includes 12ft ceilings+ fireplace. The timeless kitchen features classy cabinets, upgraded light fixtures, luxury chefs appliances, quartz counters+ceramic backsplash. The gorgeous dining area is surrounded by bay windows+a patio door leads to an expansive deck overlooking a picturesque backyard. The master bedroom & ensuite, complete w/quartz counter tops, soaker tub, walk-in shower, & a massive walk-in closet, combine with views to create a spa-like atmosphere. The fully finished walk-out basement is perfect for entertaining, w/its vast living space, movie theatre, wet bar, and stunning patio with built-in BBQ! This is truly a must see!



Built in 2017

## **Essential Information**

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Price \$724,900

Bedrooms	5
Bedrooms Above Grade	3
Bathrooms	3.00
Full Baths	3
Has Ensuite	Y
Square Footage	1,872
Acres	3.16
Year Built	2017
Property Type	Rural
Building Type	Residential Detached Single Family
Style	Bungalow

### Community Information

Address	# 110 50509 Rge Rd 222
Area	Rural Leduc County
Community	Brightwood Estates
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M2

### Amenities

Features	Barbecue-Built-In, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Parking-Extra, Walkout Basement, Wall Unit-Built-In, Wet Bar
Exterior Features	Flat Site, Golf Nearby, Landscaped, Partially Fenced
Parking	Triple Garage Attached
# Garage Parking Spaces	3

### Interior

Flooring	Carpet, Ceramic Tile, Hardwood
Goods Included	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Garage Heater
Heating	Forced Air-2
Has Basement	Yes
Basement	Full, Fully Finished, Walkout
Fireplace	Yes
Fireplaces	Tile Surround, Electric
# of Stories	2

## Exterior

Exterior	Stucco
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

## Additional Information

Lot Shape	Rectangular
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Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on November 23rd, 2020 at 9:31am CST