



## 50424 Range Road 234 Rural Leduc County AB

\$1,049,000

WOW! Fabulous 4.5 ACRES minutes from BEAUMONT with an updated & upgraded PERFECT 1796 sq.ft. 2 STOREY with a WALKOUT basement, a 3 SEASON SUNROOM, a STUDIO, a SHOP, plus it is FENCED, PRIVATE & set up for HORSES! A new ELECTRONIC GATE leads up the drive thru a CURATED FOREST to a wonderful VERANDAH WRAPPED COUNTRY HOME. The 2 storey sunlit living room has a WOODBURNING STOVE with stone & access to the west SUNROOM & back deck. The spacious main floor primary offers a lovely NEW ENSUITE. Modern island kitchen with GRANITE & NEWER APPLIANCES, a WI PANTRY, & large MUD ROOM leads to the garage. Up the stairs to 2 BEDS & NEW 4 PC.bath. The WALKOUT has a FAMILY/GAMESROOM, bedroom, den, a full bath & doors to a COVERED PATIO & west yard & garden. Composite decking, aluminium railings, aggregate pad & walkways, STONE PATIO off the 10'x22' AMAZING STUDIO finished in BARNWOOD & heated with a GAS FIREPLACE, a 40'x22' SHOP with RADIANT TUBE HEAT, a HORSE SHELTER & SHED, plus NEWER SHINGLES & some NEWER WINDOWS. WOW!

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

monalahaie@gmail.com  
<http://www.horsepowerranch.com>

**RE/MAX ELITE**

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Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)