

Courtesy Of Pankaj Dua Of MaxWell Polaris

# \$2,488,888 - 320 50452 Rge Rd 245, Rural Leduc County

MLS® #E4463721

**\$2,488,888**

8 Bedroom, 5.50 Bathroom, 4,363 sqft

Rural on 2.50 Acres

Beau Vista North, Rural Leduc County, AB

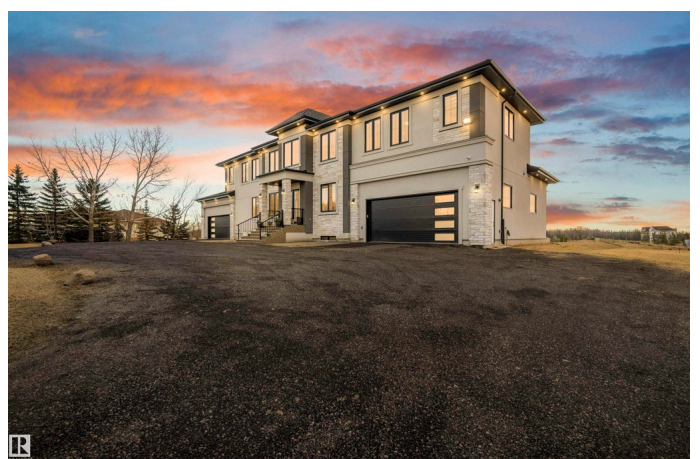
Welcome to this stunning custom estate in Beau Vista North, mins from Edmonton & Beaumont! The main foyer greets you with designer tile, warm light, and space to welcome guests. This luxury home features HYDRONIC heating in both GARAGES, Heated flr with CERAMIC TILES on main & basement, 8 beds, 5.5 baths, over 6340 sq. ft. of living space, & finished basement with 2 beds, full bath, rec room, a separate entry, kitchen/laundry rough-insâ€”perfect for guests. Main flr boasts grand kitchen, spice kitchen, great room, laundry, den/bdrm, & bdrm w/full bath. Upstairs: 4 big bdrms incl lavish primary, 3 baths, laundry, fam rm. Home has curved stairs, 8' doors, LED lights, speakers, security, 400 amp service for future shop/storage, 6-car garage. Designed for style, function & countryside living mins from city! 2.50 Acres land with nearly 50% recently landscaped with 500 cu yd of top soil & hydroseeding. ideal for big families or those craving luxury paired with country charm. Donâ€™t miss this rare opportunity!

Built in 2023

## Essential Information

MLS® # E4463721

Price \$2,488,888



Bedrooms	8
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	4,363
Acres	2.50
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	320 50452 Rge Rd 245
Area	Rural Leduc County
Subdivision	Beau Vista North
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0P5

### **Amenities**

Features	Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Exercise Room, Guest Suite, No Smoking Home, See Remarks, HRV System
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Airport Nearby, Backs Onto Park/Trees
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            October 28th, 2025

Days on Market      12

Zoning                Zone 80

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Listing information last updated on November 9th, 2025 at 6:02pm MST