

# **\$2,499,000 - 170 23434 505 Twp Road, Rural Leduc County**

MLS® #E4419571

**\$2,499,000**

7 Bedroom, 5.00 Bathroom, 5,565 sqft

Rural on 3.11 Acres

Silver Bear Estates, Rural Leduc County, AB

This remarkable property is situated on a generous 3-acre lot, just few minutes east of Beaumont. With over 7,800 square feet of living space, it features an impressive eight-car garage and an elevator for convenience. The home includes seven bedrooms and five full bathrooms, along with a twin staircase, spacious kitchen, living room, and dining room. The living room boasts a stunning open-to-above design with a 20-foot ceiling, while the main floor has a 10-foot ceiling height. Also offer private pond and 8 car garage. The walkout basement is designed for entertainment, featuring a theater room, bar, gym, and two additional bedrooms, along with a separate entrance. The home is equipped with heated flooring throughout and a heated garage floor. This property is a must-see to fully appreciate its luxurious finishes and thoughtful design.

Built in 2021

## **Essential Information**

MLS® #	E4419571
Price	\$2,499,000
Bedrooms	7
Bathrooms	5.00



Full Baths	5
Square Footage	5,565
Acres	3.11
Year Built	2021
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	170 23434 505 Twp Road
Area	Rural Leduc County
Subdivision	Silver Bear Estates
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0S1

### Amenities

Features	Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Deck, Parking-Extra, Walkout Basement
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Golf Nearby, No Back Lane
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 29th, 2025
Days on Market	81

## Zoning

## Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 4:02pm MDT