

\$1,043,000 - 61 52510 Rge Road 213, Rural Strathcona County

MLS® #E4427225

\$1,043,000

6 Bedroom, 3.50 Bathroom, 2,980 sqft

Rural on 3.36 Acres

Beaver Valley Estates, Rural Strathcona County, AB

Privacy + comfort on 3.36 acres adjacent to undeveloped community land! 2980 sf home with attached 2-car garage and 24x48 shop with 16x12' door (both with in-floor heat). Custom designed with 3+3 bedrooms, main floor office, 3 full + 1 half baths. The grand entrance opens up to the sunken living room and open dining room with amazing windows for lots of natural light and view of the many trees. Chef's kitchen with a large island with counter-top range, wall oven, 2 fridges, oversized pantry. Second floor has the king-sized main bedroom suite with dual walk-in closets, spacious ensuite (dual vanity, dual-head shower & tub, balcony) + amazing view, 2 more bedrooms & another 5 pc bathroom. The developed basement has 3 more big bedrooms, huge rec room, full bathroom, in-floor heat. Separate 40x60 shed (w/power) ready for development. Updates since 2021: new boiler, shingles, 200 amp electrical, new septic system (current code), basement flooring & bathroom, dishwasher & wall oven. Just 10 mins to Ardrossan.

Built in 1999

Essential Information



| | |
|----------------|------------------------|
| MLS® # | E4427225 |
| Price | \$1,043,000 |
| Bedrooms | 6 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,980 |
| Acres | 3.36 |
| Year Built | 1999 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 61 52510 Rge Road 213 |
| Area | Rural Strathcona County |
| Subdivision | Beaver Valley Estates |
| City | Rural Strathcona County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8E 2G6 |

Amenities

| | |
|----------|---|
| Features | Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Tankless, No Smoking Home, R.V. Storage |
|----------|---|

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Environmental Reserve, Fruit Trees/Shrubs, Lake View |
| Construction | Wood |

Foundation Concrete Perimeter

Additional Information

Date Listed March 24th, 2025

Days on Market 39

Zoning Zone 80

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Listing information last updated on May 2nd, 2025 at 4:17am MDT