

# **\$1,050,000 - 52156 Rge Road 223, Rural Strathcona County**

MLS® #E4437436

**\$1,050,000**

3 Bedroom, 3.00 Bathroom, 1,798 sqft

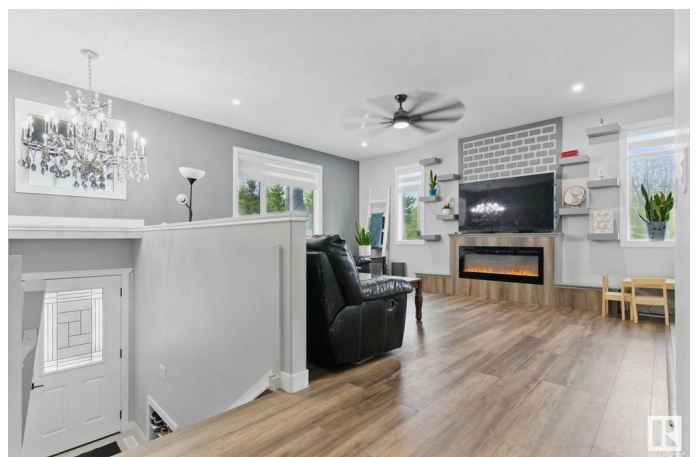
Rural on 9.88 Acres

None, Rural Strathcona County, AB

IMMEDIATE POSSESSION. This 3 BED, 3 FULL BATH, 2023 BILEVEL has a 1542 sq.ft. ATT. GARAGE with RV PARKING and sits on 9.88 ACRES less than 15 min away from Sherwood Park & Ardrossan! 4 acres GRASSED and the entire property FENCED. Quality exterior vinyl and METAL ROOF with LIFETIME WARRANTY. A 63mil gravel drive and massive concrete parking pad. The backyard has a large CONCRETE PAD and COVERED COMPOSITE PATIO, plus a FIREPIT for enjoying sunsets. MODERN FINISHES throughout with QUARTZ counters, black hardware and fixtures, TILE and VINYL PLANK flooring. A comfortable living room with electric FIREPLACE opens to a FULL DINING ROOM. The kitchen has SS appliances, sink and hood, beauty 4'x2' tiles, and a pantry. MAIN FLOOR LAUNDRY with sink and ample storage. BASEMENT IS FULLY FRAMED for 3 more beds, rough plumbed bath and future kitchen. 2 FURNACES, A/C, plumbed for gas BBQ and garage heater, PVR SECURITY, central vac plumb, custom blinds, giant garden, large CISTERN & close to water station, garage panel.

Built in 2023

## **Essential Information**



MLS® #	E4437436
Price	\$1,050,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,798
Acres	9.88
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	52156 Rge Road 223
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1A7

### Amenities

Features	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, No Smoking Home, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking Spaces	8

### Interior

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

### Exterior

Exterior	Wood
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Exterior Features	Fenced, Golf Nearby, Level Land, Ravine View, Schools, Shopping Nearby, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 20th, 2025
Days on Market	81
Zoning	Zone 80

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Listing information last updated on August 9th, 2025 at 2:48pm MDT