

# **\$995,000 - 52551 Rge Road 225, Rural Strathcona County**

MLS® #E4439436

**\$995,000**

6 Bedroom, 4.00 Bathroom, 2,795 sqft

Rural on 2.00 Acres

None, Rural Strathcona County, AB

Custom built Home with soaring ceilings and lots of natural light, this home offers a great location for quick commuting while living the splendor of acreage living and privacy. Pride of ownership throughout, open kitchen and living area, the primary has a large w/i closet and 4 pc ensuite, the good sized 2&3rd bedrooms have a j&j bathroom, 4th bedroom is a good size and another 4pc bath. The open basement offers plenty of entertaining area, wet bar and adds another 2 bedrooms and bath. Relax outside on the gorgeous upper composite deck and walk out patio to the hot tub. The additional 1080 sq ft flex space could provide more beds, work or play for a total 4400+sq ft. Heated shop is over 1500 sq feet with 2 14' doors, plus another triple + insulated garage. New boiler system serves the entire house and shop, keeping everything cozy. This nicely treed and grassed acreage is not in a subdivision keeping options open. Low maint metal roof and plenty of parking, dbl walled basement, this home has it all! Act now!

Built in 2002

## **Essential Information**

MLS® # E4439436

Price \$995,000



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,795
Acres	2.00
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	52551 Rge Road 225
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4R9

### Amenities

Features	Ceiling 9 ft., Deck, Hot Tub, Patio, Walkout Basement, Wet Bar, 9 ft. Basement Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Level Land
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 29th, 2025
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Days on Market 72

Zoning Zone 80

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