

# **\$425,000 - 409 52152 Rge Road 210, Rural Strathcona County**

MLS® #E4445955

**\$425,000**

3 Bedroom, 1.50 Bathroom, 1,485 sqft  
Rural on 4.67 Acres

Voyageur Estates, Rural Strathcona County,  
AB

Welcome to VOYAGEUR ESTATES - close proximity to Ardrossan and Sherwood Park! JUST UNDER 5 ACRES. This adorable homestead boasts VAULTED CEILINGS and WOOD BEAMS - loads of potential but needs a lot of TLC on a great piece of land with perfect trees/open land! Large windows and patio doors lets nature be the backdrop. Enjoy those morning coffees or evening entertaining on the MASSIVE DECK, spanning the width of house. Main floor has large living room, kitchen with island, bedroom and two piece bath. Upstairs feels like you're in a treehouse, with a primary bedroom, second bedroom with patio doors to balcony, and 3 pce bath with freestanding soaker tub. Basement has lots of potential and waiting your personal touches. Gorgeous treed property, with lots of open area for future garage/outbuildings. ~!WELCOME HOME!~

Built in 1979

## **Essential Information**

MLS® #	E4445955
Price	\$425,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,485
Acres	4.67
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	409 52152 Rge Road 210
Area	Rural Strathcona County
Subdivision	Voyageur Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 1A5

### **Amenities**

Features	See Remarks
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### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	13
Zoning	Zone 80

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