

\$829,000 - 314 52349 Rge Road 222, Rural Strathcona County

MLS® #E4454512

\$829,000

4 Bedroom, 3.00 Bathroom, 1,464 sqft

Rural on 8.87 Acres

Adam Lily Acres, Rural Strathcona County, AB

BRING YOUR HORSES TO THIS EXCEPTIONALLY WELL MAINTAINED 8.87 AC PARCEL. COMES WITH A GORGEOUS AIR CONDITIONED BUNGALOW, PAVED DRIVE, 24 X 26' GARAGE, 26 X 28' GARAGE, ROUND PEN, 3 SHEDS, HAY STORAGE, CORALS, FENCING AND CROSS FENCING. THE HOME BOASTS BEAUTIFUL HARDWOOD FLOORING, STAINLESS STEEL APPLIANCES, GRANITE COUNTER TOPS, A SPACIOUS PRIMARY BEDROOM C/W WITH A 3 PCE ENSUITE AND PATIO DOORS TO A SOUTH FACING DECK WITH A HOT TUB. THE BASEMENT IS WELL DEVELOPED WITH 2 BEDROOMS, FAMILY ROOM, 3 PCE BATH, AND LOTS OF STORAGE. RECENT RENOVATIONS INCLUDE KITCHEN 2015, TRIPLE PANE WINDOWS 2016, H2O TANK AND LENNOX FURNACE WITH A/C 2016 & SHINGLES 2015. A VERY NICE FEATURE OF THE HOME IS THE PATIO DOORS OF THE DINETTE TO AN EAST FACING DECK C/W GAS BBQ HOOKUP. ALL THIS JUST 5 MINUTES TO SHERWOOD PARK OR ARDROSSAN. ABSOLUTELY NOTHING TO DO HERE BUT MOVE IN.

Built in 1992



Essential Information

MLS® #	E4454512
Price	\$829,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,464
Acres	8.87
Year Built	1992
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	314 52349 Rge Road 222
Area	Rural Strathcona County
Subdivision	Adam Lily Acres
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1A4

Amenities

Features	Air Conditioner, Deck, Fire Pit, Hot Tub, Natural Gas BBQ Hookup
----------	--

Interior

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

Exterior

Exterior	Wood
Exterior Features	Private Setting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed August 24th, 2025

Days on Market 38

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 September 30th, 2025 at 10:32pm MDT