

# **\$949,700 - 61 52510 Rge Road 213, Rural Strathcona County**

MLS® #E4459780

**\$949,700**

6 Bedroom, 3.50 Bathroom, 2,980 sqft

Rural on 3.36 Acres

Beaver Valley Estates, Rural Strathcona County, AB

Live the Good Life in Beaver Valley Estates! This private 3.36-acre property backs a community reserve w/ pond & Trails, offering peace & space. Minutes from Sherwood Park, this custom-designed home features 3+3 bedrooms, a main flr bedroom and 3.5 baths. The grand entrance opens to a living room w/ huge windows flooding area w/ natural sunlight. The kitchen will delight any chef w/ an oversized island, wall oven, 2 fridges. Upstairs, the king-sized primary suite has dual walk-in closets, spa ensuite w/ a dual, multi-spray body massage shower & jet tub, plus a balcony w/ beautiful views. The fully developed basement adds 3 bedrooms, a rec room & a full bath, all w/ in-floor heating & vinyl plank flooring. The mechanic of the family will love the attached heated dream garage, & 22x46 shop, and a separate 40x60 powered shop! Recent updates on shingles, boiler, septic, electrical, and more. This property is perfect for acreage lifestyle! Visit REALTOR® website for more info \*Some photos virtually staged\*

Built in 1999

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4459780               |
| Price          | \$949,700              |
| 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., 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                      September 26th, 2025

Days on Market                5

Zoning                            Zone 80

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Listing information last updated on October 1st, 2025 at 1:02am MDT