

# **\$624,900 - 342 51101 Rge Road 222, Rural Strathcona County**

---

MLS® #E4460454

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,582 sqft

Rural on 0.13 Acres

West Bear Haven, Rural Strathcona County, AB

Welcome to Villas on the Green, backing onto the prestigious Northern Bear Golf Course. This executive half-duplex bungalow is boasting almost 3000 square feet including a walkout basement offering elegance and comfort throughout. The main floor features engineered hardwood floors, 11' ceilings on main floor with vaulted ceilings in the living room, and a modern kitchen with granite countertops and stainless steel appliances. The bright dining and living room with gas fireplace open to a private deck with stunning views of the course and pond. The primary suite boasts a spa-like 5-piece ensuite, with a 2nd bedroom, full bathroom, laundry, and attached double garage completing the level. The walkout basement has 9' ceilings and adds a rec room, wet bar, media/fitness room, guest bedroom, and full bath. With central A/C and unbeatable golf course living, this property blends executive style with serene surroundings. To complete this "green" living there is also 7.38 KW of SOLAR PANELS on the roof!

Built in 2008

## **Essential Information**



MLS® #	E4460454
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,582
Acres	0.13
Year Built	2008
Type	Rural
Sub-Type	Half Duplex
Style	Raised Bungalow
Status	Active

### Community Information

Address	342 51101 Rge Road 222
Area	Rural Strathcona County
Subdivision	West Bear Haven
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1G9

### Amenities

Features	Air Conditioner, Bar, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Patio, Vinyl Windows, Walkout Basement, Vacuum System-Roughed-In, 9 ft. Basement Ceiling, Solar Equipment
Parking Spaces	3

### Interior

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

### Exterior

Exterior	Wood
----------	------

Exterior Features	Backs Onto Park/Trees, Gated Community, Golf Nearby, Low Maintenance Landscape, No Back Lane, Park/Reserve
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 2nd, 2025
Days on Market	1
Zoning	Zone 80
Condo Fee	\$150

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 October 3rd, 2025 at 12:03pm MDT