

# **\$699,707 - 97 51331 Rge Road 224, Rural Strathcona County**

MLS® #E4436589

**\$699,707**

3 Bedroom, 1.50 Bathroom, 1,406 sqft

Rural on 10.00 Acres

Donaldson Park, Rural Strathcona County, AB

**AWESOME HORSE SET UP!** This bungalow is situated on 10 Acres and only 15 minutes southeast of Sherwood Park. Adjacent conservation easement. This great parcel is located in Donaldson Park and features a 3 stall barn that is 32X40 with tack room and built-in horse shelter in the back, hay shed, fenced and cross fenced and is a great set up for the Horse enthusiast or many other uses! In addition, there is a separate tack house/outdoor area- perfect for a kid's playhouse! 40 ft C-CAN for extra storage, 2 chicken coops and a big dog run. Private and treed property and open parcel in the back, perfect for an outdoor riding arena. This bungalow (modular) offers 1406 square feet. Large living room with vaulted ceilings and wood-burning fireplace. 3 bedrooms, an open and spacious eat-in kitchen and a 4 piece bathroom plus a 2 piece bathroom and main floor laundry. **GREAT VALUE** and a great opportunity for horse lovers or anyone looking for a larger parcel of land! Visit REALTOR® website for more information.

Built in 1981

## **Essential Information**

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|                |                        |
|----------------|------------------------|
| Price          | \$699,707              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,406                  |
| Acres          | 10.00                  |
| Year Built     | 1981                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 97 51331 Rge Road 224   |
| Area        | Rural Strathcona County |
| Subdivision | Donaldson Park          |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8C 1H3                 |

### Amenities

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### Interior

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

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Modular                                                      |
| Exterior Features | Cross Fenced, Fenced, Flat Site, Landscaped, Private Setting |
| Construction      | Modular                                                      |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

Date Listed May 14th, 2025

Days on Market 26

Zoning Zone 80

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