

\$1,050,000 - 52156 Rge Road 223, Rural Strathcona County

MLS® #E4437436

\$1,050,000

3 Bedroom, 3.00 Bathroom, 1,798 sqft

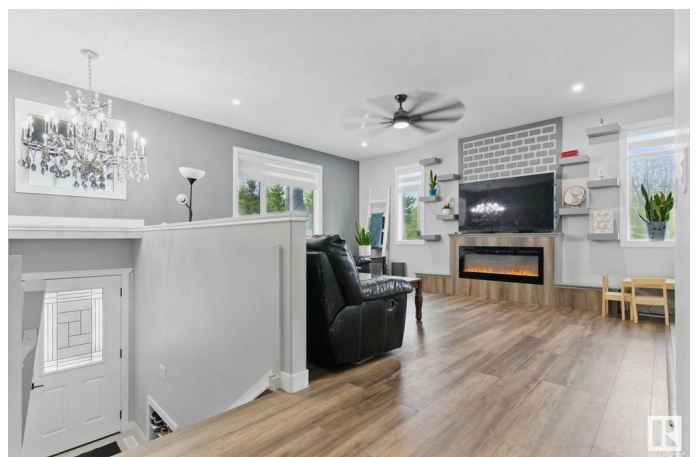
Rural on 9.88 Acres

None, Rural Strathcona County, AB

IMMEDIATE POSSESSION. This 3 BED, 3 FULL BATH, 2023 BILEVEL has a 1542 sq.ft. ATT. GARAGE with RV PARKING and sits on 9.88 ACRES less than 15 min away from Sherwood Park & Ardrossan! 4 acres GRASSED and the entire property FENCED. Quality exterior vinyl and METAL ROOF with LIFETIME WARRANTY. A 63mil gravel drive and massive concrete parking pad. The backyard has a large CONCRETE PAD and COVERED COMPOSITE PATIO, plus a FIREPIT for enjoying sunsets. MODERN FINISHES throughout with QUARTZ counters, black hardware and fixtures, TILE and VINYL PLANK flooring. A comfortable living room with electric FIREPLACE opens to a FULL DINING ROOM. The kitchen has SS appliances, sink and hood, beauty 4'x2' tiles, and a pantry. MAIN FLOOR LAUNDRY with sink and ample storage. BASEMENT IS FULLY FRAMED for 3 more beds, rough plumbed bath and future kitchen. 2 FURNACES, A/C, plumbed for gas BBQ and garage heater, PVR SECURITY, central vac plumb, custom blinds, giant garden, large CISTERN & close to water station, garage panel.

Built in 2023

Essential Information



MLS® #	E4437436
Price	\$1,050,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,798
Acres	9.88
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	52156 Rge Road 223
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1A7

Amenities

Features	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, No Smoking Home, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking Spaces	8

Interior

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

Exterior

Exterior	Wood
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Exterior Features	Fenced, Golf Nearby, Level Land, Ravine View, Schools, Shopping Nearby, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 20th, 2025
Days on Market	78
Zoning	Zone 80

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Listing information last updated on August 6th, 2025 at 5:17am MDT