

\$1,299,900 - 279 53017 Range Road 223, Rural Strathcona County

MLS® #E4440518

\$1,299,900

4 Bedroom, 3.50 Bathroom, 3,554 sqft

Rural on 0.45 Acres

Habitat Acres, Rural Strathcona County, AB

Discover country elegance in this stunning 3,600 sq ft open-plan bungalow, perfectly positioned backing reserve land & beside a tranquil pond with million-dollar views. Bathed in natural light through expansive windows with power blinds, this home blends rustic charm with modern luxury. The heart of the home is a striking stone w/ fireplace, anchoring the expansive great room. Gourmet kitchen boasts high-end appliances, granite counters, and custom hickory cabinetry. The magazine-worthy master suite offers a spa-inspired ensuite for ultimate relaxation. Upstairs, two spacious bedrooms both with AC, private ensuites, large closets, and a shared living space. Heated concrete floors on main, including the quad garage with epoxy flooring—partially transformed into a top-tier home gym. Enjoy city-style services with the serenity of country living, including trickle water and a sewer system. Every detail is high-end, every space thoughtfully designed—this property is truly a rare and breathtaking find.

Built in 2008

Essential Information

MLS® #

E4440518



| | |
|----------------|------------------------|
| Price | \$1,299,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,554 |
| Acres | 0.45 |
| Year Built | 2008 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 279 53017 Range Road 223 |
| Area | Rural Strathcona County |
| Subdivision | Habitat Acres |
| City | Rural Strathcona County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8E 2M3 |

Amenities

| | |
|----------------|----------|
| Features | Fire Pit |
| Parking Spaces | 10 |

Interior

| | |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior | Wood |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Landscaped, Private Setting |
| Construction | Wood |

Foundation Slab

Additional Information

Date Listed June 5th, 2025
Days on Market 2
Zoning Zone 80
HOA Fees 1655
HOA Fees Freq. Quarterly

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