

# **\$1,349,702 - 194 52422 Rge Road 224, Rural Strathcona County**

MLS® #E4447450

**\$1,349,702**

3 Bedroom, 2.50 Bathroom, 1,846 sqft

Rural on 1.98 Acres

Boag Lake Estates, Rural Strathcona County,  
AB

OVER 3500 SQ FEET OF LIVING SPACE.....STUNNING WALKOUT BASEMENT FACING RESERVE..JUST 5 MINUTES TO SHERWOOD PARK...MUNICIPAL WATER AND SEWER....24 x 40 OVERSIZED TRIPLE GARAGE...ULTIMATE LAYOUT FOR ENTERTAINING.....~!WELCOME HOME!~  
Located in executive BOAG LAKE ESTATES, you're going to have moose and deer in the back yard; Gorgeous curb appeal, and mature landscaping are the beginning. Grand front foyer, with soaring ceilings is where it begins. Den/flex room/extra bedroom on your left, at the back is the HEART of the home; gourmet kitchen, stunning dinette and the upper deck to catch the morning coffee. Primary suite is well appointed with proper ensuite and walk in closet. Basement is FLOODED with natural light w/walk out /Games area/wet bar/family room + 2 more bedrooms, office and full bathroom... kicking out to the stone patio and outdoor bar area...The privacy and comfort in the yard is just PERFECT. There is extra RV parking, fully paved driveway+++

Built in 2006

## **Essential Information**



MLS® #	E4447450
Price	\$1,349,702
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,846
Acres	1.98
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	194 52422 Rge Road 224
Area	Rural Strathcona County
Subdivision	Boag Lake Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 6N1

### Amenities

Features	Air Conditioner, Closet Organizers, Deck, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 12th, 2025

Days on Market 17

Zoning Zone 80

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Listing information last updated on July 29th, 2025 at 11:32am MDT