

# **\$1,499,000 - 36 51025 Rge Road 222, Rural Strathcona County**

MLS® #E4447702

**\$1,499,000**

10 Bedroom, 6.50 Bathroom, 6,991 sqft

Rural on 0.50 Acres

West Bear Haven, Rural Strathcona County, AB

Located in the Gated community of West Bear Haven & Backing onto the Northern Bear Golf Course, this one-of-a-kind 6,990 SqFt 2-Storey (10,739 SqFt total) is absolutely breath-taking. As are the views from the massive Deck & 2 Balconies! Fit for any family & perfect for entertaining inside & outside, there are NINE Bedrms; SEVEN Ensuites; an Elevator; 4 Fireplaces; a Walk-Out Basement (In-Floor Heat) & a Heated Quad Garage. Municipal Sewer & Water. The 9' Main floor greets you with an abundance of windows in the Open-to-below Living Rm. An aquarium separates the Dining Rm & Kitchen - a gourmet chef's dream. Plenty of Cabinets & Granite Countertops; 2 Ovens; separate Pantry & 2nd Dining area. On the other side of the Family Rm is a Primary Bedrm & a Den. The Upper floor has a Great Rm; Raised Bonus Rm; Library & 4 Bedrms. The Bsmt features a Wet Bar in the Family Rm that leads to the Patio; Media Rm; Gym & 4 Bedrms. Beautifully landscaped w. mature trees; water feature- your own oasis w. no expense spared

Built in 2005

## **Essential Information**



MLS® #	E4447702
Price	\$1,499,000
Bedrooms	10
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	6,991
Acres	0.50
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	36 51025 Rge Road 222
Area	Rural Strathcona County
Subdivision	West Bear Haven
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1J5

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, Parking-Extra, Patio, Walkout Basement, Wet Bar, See Remarks, 9 ft. Basement Ceiling
Parking Spaces	8

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Gated Community, Golf

Nearby, Landscaped, No Through Road, Private Setting, Treed Lot, See Remarks

Construction Wood

Foundation Concrete Perimeter

### Additional Information

Date Listed July 14th, 2025

Days on Market 15

Zoning Zone 80

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