

## **\$595,000 - 21436 Hwy 14, Rural Strathcona County**

MLS® #E4425181

**\$595,000**

3 Bedroom, 1.50 Bathroom, 1,728 sqft

Rural on 20.00 Acres

Le Bel Abri, Rural Strathcona County, AB

Location, location, location! This 20 acre property is situated 15 mins from Sherwood Park, and under 20 mins from Edmonton. This character home's main floor consists of a large mud-room leading to a well-equipped kitchen and large living room and for convenience there is a two piece bathroom just off the mud-room. Upstairs you will find a bonus room, three good sized bedrooms and a four piece bathroom. Outside is where this property really shines. It has two double garages for all the toys, many trails, camping spots, a firepit area, along with access to Cooking Lake at the back of the property, which makes it an outdoor enthusiast's paradise. Add to all this an older home with full services and separate driveway that would make the perfect location for a future shop.

Built in 1930

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4425181  |
| Price          | \$595,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,728     |
| Acres          | 20.00     |



|            |                        |
|------------|------------------------|
| Year Built | 1930                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 21436 Hwy 14            |
| Area        | Rural Strathcona County |
| Subdivision | Le Bel Abri             |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8E 1G9                 |

### Amenities

|          |                              |
|----------|------------------------------|
| Features | Deck, Fire Pit, R.V. Storage |
|----------|------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Partial, Unfinished       |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood                          |
| Exterior Features | Boating, Lake Access Property |
| Construction      | Wood                          |
| Foundation        | Concrete Perimeter            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 80          |

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Listing information last updated on April 19th, 2025 at 1:02pm MDT