# \$1,083,250 - 61 52510 Rge Road 213, Rural Strathcona County

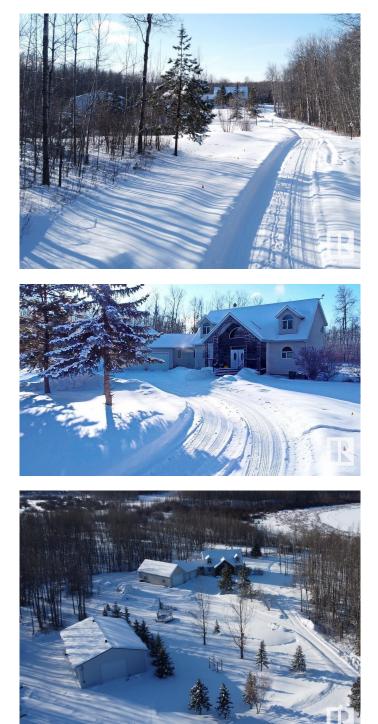
MLS® #E4427225

#### \$1,083,250

6 Bedroom, 3.50 Bathroom, 2,980 sqft Rural on 3.36 Acres

Beaver Valley Estates, Rural Strathcona County, AB

Privacy + comfort on 3.36 acres adjacent to undeveloped community land! 2980 sf home with attached 2-car garage and 24x48 shop with 16x12' door (both with in-floor heat). Custom designed with 3+3 bedrooms, main floor office, 3 full + 1 half baths. The grand entrance opens up to the sunken living room and open dining room with amazing windows for lots of natural light and view of the many trees. Chef's kitchen with a large island with counter-top range, wall oven, 2 fridges, oversized pantry. Second floor has the king-sized main bedroom suite with dual walk-in closets, spacious ensuite (dual vanity, dual-head shower & tub, balcony) + amazing view, 2 more bedrooms & another 5 pc bathroom. The developed basement has 3 more big bedrooms, huge rec room, full bathroom, in-floor heat. Separate 40x60 shed (w/power) ready for development. Updates since 2021: new boiler, shingles, 200 amp electrical, new septic system (current code), basement flooring & bathroom, dishwasher & wall oven. Just 10 mins to Ardrossan.



Built in 1999

#### **Essential Information**

MLS® #	E4427225
Price	\$1,083,250
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,980
Acres	3.36
Year Built	1999
Туре	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	61 52510 Rge Road 213
Area	Rural Strathcona County
Subdivision	Beaver Valley Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2G6
City County Province	Rural Strathcona County ALBERTA AB

#### Amenities

Features	Ceiling 9 ft.,	Deck,	Exterior	Walls-	2"x6",	Hot	Water	Tankless,	No
	Smoking Home	e, R.V.	Storage						

## Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood
Exterior Features	Environmental Reserve, Fruit Trees/Shrubs, Lake View
Construction	Wood

#### **Additional Information**

Date ListedMarch 24th, 2025Days on Market24ZoningZone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 17th, 2025 at 6:47pm MDT