

# **\$560,000 - 194 51112 Rge Road 222, Rural Strathcona County**

MLS® #E4429878

**\$560,000**

4 Bedroom, 3.00 Bathroom, 1,370 sqft

Rural on 3.26 Acres

Hill Side Park, Rural Strathcona County, AB

A VERY BRIGHT AND SUNNY BILEVEL HOME IN A GORGEOUS, PRIVATE, TREED SETTING JUST 1 MILE FROM THE NORTHERN BEAR GOLF COURSE, AND 15 MINUTES TO THE ANTHONY HENDAY & SHERWOOD PARK. BOASTS 4 BEDROOMS, 3 BATHS, AND 2 GAS FIREPLACES. A VERY NICE FEATURE OF THE PROPERTY IS THE 28 X 36 HEATED GARAGE WITH DIRECT ACCESS TO THE LOWER LEVEL OF THE HOME WHERE A LARGE MUD ROOM IS LOCATED - A VERY NICE FEATURE IN THE COLDEST WINTER MONTHS. THERE WILL BE ALMOST DAILY VISITS FROM THE DEER THAT COME OUT OF THE 53 ACRES RESERVE PARCEL BEHIND. THERE ARE ALSO WALKING TRAILS THROUGH THE FOREST. AN EXCELLENT FAMILY HOME IN A SUPER PRIVATE SETTING.

Built in 1991

## **Essential Information**

MLS® #	E4429878
Price	\$560,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,370
Acres	3.26
Year Built	1991
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	194 51112 Rge Road 222
Area	Rural Strathcona County
Subdivision	Hill Side Park
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1G9

### **Amenities**

Features	Deck, Exterior Walls- 2"x6", No Smoking Home
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	11
Zoning	Zone 80

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Listing information last updated on April 19th, 2025 at 9:17am MDT