

# **\$949,000 - 52420 Rge Road 213, Rural Strathcona County**

MLS® #E4430738

**\$949,000**

4 Bedroom, 3.00 Bathroom, 1,573 sqft

Rural on 9.82 Acres

None, Rural Strathcona County, AB

Your private oasis awaits! Nearly 10 acres, a beautiful home and so many features. Let's start with a custom built bi-level and a triple attached garage. This nicely appointed & very functional home offers 4 bedrooms and 3 full baths. A spacious entry takes you to the large living room with vaulted ceilings and fireplace. The kitchen has a generous amount of cabinets and storage. The dining room is large enough to host all your large gatherings. Main floor laundry! The basement offers a fully finished living space with the 4th bedroom, 3rd bath, den (can be easily converted into a 5th bedroom) and fantastic storage room with a separate entry from the garage. So much to do outside! There's a dedicated garden space, many walking trails throughout the forested areas, a 14' deep pond, an area for fire pit gatherings, cross fenced sections for livestock and a dedicated space for chickens! The whole parcel is fully fenced. <1 minute to Uncas School, 13 minutes to Sherwood park and on Municipal water! Perfection

Built in 1997

## **Essential Information**

MLS® # E4430738

Price \$949,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,573
Acres	9.82
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	52420 Rge Road 213
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 2E7

### Amenities

Features	Closet Organizers, Deck, No Smoking Home, Vaulted Ceiling
Parking Spaces	8

### 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	Backs Onto Park/Trees, Cross Fenced, Fenced, Landscaped, Private Setting, Schools, Stream/Pond, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 14th, 2025

Days on Market 5

Zoning Zone 80

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