

# **\$3,999,000 - 52457 Rge Road 224, Rural Strathcona County**

MLS® #E4407802

**\$3,999,000**

4 Bedroom, 4.50 Bathroom, 2,306 sqft

Rural on 92.11 Acres

None, Rural Strathcona County, AB

One-of-a-kind a truly remarkable property consists of 92.11 acres that offers the perfect balance of trees and open space. This amazing country residential property is located in COUNTRY RESIDENTIAL POLICY AREA of Strathcona County. And has great potential for country residential subdivision after country approvals. Here's your chance to own the stunning more than 4300 sqft livable area(incl. basement). Brick faced bungalow built in 1993. This beautiful home was completely renovated in 2013, including the completion of basement development. The main floor has sunken living area and sunken family room with gas fireplace, 3 good sized bedrooms on main, country style kitchen, basement is developed into 4 bedroom, 2 full baths, garage entry to the basement, two tier desk, cement pads and patio areas. There are 4/5 acres of packed, graveled yard for parking and storage. There is triple detached garage and 2 bay shop with 4 drive through doors and mezzanine.

Built in 1993

## **Essential Information**

MLS® #	E4407802
Price	\$3,999,000
Bedrooms	4



Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,306
Acres	92.11
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	52457 Rge Road 224
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4R4

### Amenities

Features	Deck, Workshop, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Creek, Shopping Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 25th, 2024
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Days on Market 206

Zoning Zone 80

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