

# **\$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
Type	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

### **Amenities**

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 24th, 2025

Days on Market                25

Zoning                            Zone 80

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Listing information last updated on April 18th, 2025 at 2:02pm MDT