

## \$775,000 - 52457 Rge Rd 215, Rural Strathcona County

MLS® #E4431965

**\$775,000**

4 Bedroom, 2.00 Bathroom, 1,316 sqft

Rural on 5.39 Acres

None, Rural Strathcona County, AB

Lovely family home on 5.39 acres, not in a subdivision, & only 7 miles east of Sherwood Park on Wye Rd! This exceptionally well kept home boasts over 2300sqft of living space, 4 total bedrooms, fully finished basement, attached, insulated 23x26 garage, 250sqft sunroom plus a huge heated and insulated 60x30 quonset with 16x12ft door and concrete floor. Home is in great shape, well insulated and has a metal roof, vinyl windows and siding. Enjoy the huge breezeway with tall vaulted ceiling & concrete floor. There's 2 beds upstairs, an island kitchen, Large formal DR open onto spacious LR with extended bay window plus Main floor laundry! Basement is fully finished with 2 bedrooms, 3 pc bathroom plus slate tile flooring & wood burning stove in family room. Outside is an acreage lovers dream with a huge garden and lots of trees for privacy.

Built in 1970

### Essential Information

MLS® #	E4431965
Price	\$775,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,316



Acres	5.39
Year Built	1970
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	52457 Rge Rd 215
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2J3

### Amenities

Features	R.V. Storage, Vinyl Windows
Parking Spaces	100

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Golf Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 21st, 2025
Days on Market	6
Zoning	Zone 25

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