

# **\$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 |
|----------|-----------------------------|

### 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 |
|-------------|----------------------|

Days on Market 311

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 3:47am MDT