

# **\$729,000 - 194 53110 Rge Road 213, Rural Strathcona County**

MLS® #E4427942

**\$729,000**

3 Bedroom, 2.50 Bathroom, 2,338 sqft

Rural on 3.16 Acres

Beverly Hills, Rural Strathcona County, AB

This 3.1 Acre property located East of Sherwood Park only 15 minutes has plenty to offer. Located in a subdivision but beside a Municipal Reserve this house has privacy and lots of Wildlife to enjoy. The South Facing Deck, partially covered has a Hot Tub and is a great place to enjoy the outdoors and the quiet peaceful Acreage. The 4 car garage allows for plenty of parking and there is plenty of space for RVs and other toys. The house has a large Kitchen with plenty of room for family and cooking. The Large Games/Family Room is ideal for a play area or TV watching or both. Three bedrooms and another Living Room and family room down leave a lot of space for everyone. Plenty of storage space as well. Hot Water Tank-3 years, Furnace-7 years, Metal Roof - 3 years. Air Conditioning, double sided fireplace and plenty more to offer on this great acreage property.

Built in 1971

## **Essential Information**

MLS® #	E4427942
Price	\$729,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,338
Acres	3.16
Year Built	1971
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### **Community Information**

Address	194 53110 Rge Road 213
Area	Rural Strathcona County
Subdivision	Beverly Hills
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 2C3

### **Amenities**

Features	See Remarks
----------	-------------

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood
Exterior Features	See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	35
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 May 1st, 2025 at 5:17pm MDT