

# **\$1,739,900 - 170 52367 Rge Road 223, Rural Strathcona County**

MLS® #E4432118

**\$1,739,900**

4 Bedroom, 3.50 Bathroom, 3,056 sqft

Rural on 0.84 Acres

Grange Country Estates, Rural Strathcona County, AB

Welcome to the Grange Country Estates & this one-of-a-kind, 3,000 sqft executive custom-built dream home on 0.84 acres, backing & siding onto municipal & environmental reserves. The main floor impresses with 10'™ ceilings, a home office with built-in floating credenza & cabinetry, & a stunning open concept design. The designer kitchen showcases a 12'™ island, walk-in pantry, butler kitchen, & premier built-in Miele appliances. The large eating area is ideal for family gatherings, while the family room features a built-in TV & 9'™ fireplace. Step out to a covered deck & backyard oasis with putting green, sunken trampoline, & fire pit with stone surround. Upstairs offers a laundry room, 3 bedrooms including a spa-like primary suite with 4pc ensuite & walk-in closet with built-ins, plus a 5pc main bath. The finished basement boasts 9'™ ceilings, a theater room, rec area, wet bar, workout room, bedroom, 3pc bath, & sauna. Heated triple garage with access to an attached 1,600 sqft heated shop with in-floor heat.

Built in 2016

## **Essential Information**



MLS® #	E4432118
Price	\$1,739,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,056
Acres	0.84
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	170 52367 Rge Road 223
Area	Rural Strathcona County
Subdivision	Grange Country Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1A8

### **Amenities**

Features	Ceiling 10 ft., Deck, Exercise Room, Fire Pit, Wet Bar, 9 ft. Basement Ceiling
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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	Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Private Setting, Treed Lot

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	10
Zoning	Zone 80

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Listing information last updated on May 2nd, 2025 at 6:17am MDT