# \$750,000 - 133 53017 Rge Road 223, Rural Strathcona County

MLS® #E4437597

## \$750,000

5 Bedroom, 4.00 Bathroom, 2,018 sqft Rural on 0.59 Acres

Habitat Acres, Rural Strathcona County, AB

Welcome Home in Habitat Acres! This gorgeous property is only 4 MINUTES FROM THE PARK! Boasting over 4100sqft of living space this custom built WALK OUT bungalow has 5 generous sized bedrooms, 5 bathrooms, soundproofed media room & 2 spacious & sunny, south facing family rooms overlook the natural reserve & wetland habitat. Beautiful kitchen will impress you! Main floor laundry, ICF foundation & walls, 9' ceilings on main floor & basement, triple pane windows & heated floors. Widened halls & doorways. optional independent living suite in the walk out basement with enormous 2nd pantry & mobility lift elevator. Triple, oversized attached garage w/heated floors. Enjoy the convenience of MUNICIPAL WATER & COMMUNITY SEPTIC on an easily maintained 0.59 acres, surrounded by an additional 40 acres of natural wetlands there for your recreational pleasure. Walk nature trails, skate, play hockey or kayak on one of the ponds! This home offers something for your growing family at every age and stage of life!







Built in 2007

#### **Essential Information**

MLS® # E4437597 Price \$750,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3

Half Baths 2

Square Footage 2,018
Acres 0.59
Year Built 2007
Type Rural

Sub-Type Detached Single Family

Style Hillside Bungalow

Status Active

# **Community Information**

Address 133 53017 Rge Road 223
Area Rural Strathcona County

Subdivision Habitat Acres

City Rural Strathcona County

County ALBERTA

Province AB

Postal Code T8E 2M3

#### **Amenities**

Features Ceiling 9 ft., Closet Organizers, Detectors Smoke, Fire Pit,

Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, Walkout Basement, Wet Bar, Green

Building, Barrier Free Home, HRV System

## Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 2
Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior ICFs (Insulated Concrete Forms)

Exterior Features Backs Onto Park/Trees, Environmental Reserve, Fruit Trees/Shrubs,

Hillside, Low Maintenance Landscape, Not Fenced, Park/Reserve, Picnic Area, Private Setting, Recreation Use, Rolling Land, Sloping Lot,

Vegetable Garden, Private Park Access

Construction ICFs (Insulated Concrete Forms)

Foundation Insulated Concrete Form

### **Additional Information**

Date Listed May 20th, 2025

Days on Market 162

Zoning Zone 80

Condo Fee \$155

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