

# **\$799,900 - 44 52306 Rge Road 212, Rural Strathcona County**

MLS® #E4441975

**\$799,900**

3 Bedroom, 2.50 Bathroom, 2,166 sqft  
Rural on 2.03 Acres

Antler Meadows, Rural Strathcona County, AB

Tucked amongst the trees in Antler Meadows, you will find this beautiful family 2015 built home featuring AC, 3 bedrooms, 2.5 baths & HEATED, TRIPLE attached garage just 12 mins to Sherwood Park. You are welcomed in to find hardwood flooring leading to the kitchen that offers plenty of cabinets, walkthrough pantry, stainless steel appliances & granite island that looks over the dining & family room with fireplace, bathed in natural light from the abundance of windows giving a great view of your treed lot. Complementing the main floor is a flex room, laundry & 1/2 bath. Moving upstairs you'll ENJOY the family sized bonus room with 9' ceilings. King sized primary suite with WI closet & luxurious ensuite. 2 more bedrooms are both generous in size & 5pc main bath complete the upper level. HEATED, triple attached garage with drive thru bay & city water. LOVE the view from the deck to take in all those evening sunsets & look out over the yard. Quaint community with easy access to ShPk - Welcome HOME!

Built in 2015

## **Essential Information**

MLS® #	E4441975
Price	\$799,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,166
Acres	2.03
Year Built	2015
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	44 52306 Rge Road 212
Area	Rural Strathcona County
Subdivision	Antler Meadows
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 1A9

### Amenities

Features	Air Conditioner, Deck, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting, See Remarks, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 12th, 2025

Days on Market 4

Zoning Zone 80

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