

\$559,000 - 109 52307 Rge Road 213, Rural Strathcona County

MLS® #E4462879

\$559,000

2 Bedroom, 2.50 Bathroom, 1,329 sqft

Rural on 3.40 Acres

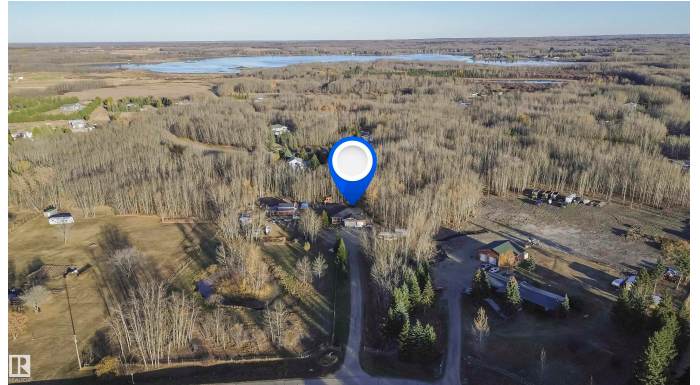
Farrell Properties, Rural Strathcona County, AB

Just Minutes from Sherwood Park! Perfect for all of the Animal lovers out there. Many Corrals that wrap around the back of the property an a insulated barn, a greenhouse and a lean-to. Part of the Farrel Properties Subdivision this beautiful home comes complete on 3.4 Acres and includes a heated triple garage. This open concept bungalow is perfect to enjoy the tranquility of the Acreage and convenience of only being minutes from Sherwood Park. Over 1300 sqft, 2 bedrooms, 2.5 bathrooms. The primary bedroom has a walk in closet and a 3 piece ensuite. The spacious kitchen is upgraded with granite counter tops, a gas stove, and upgraded stainless appliances. A 3 sided gas fireplace splits the dining area and living room with tons of natural light. Many features have been upgraded and updated since 2009. Fully fenced with a stamped concrete patio and municipal water trickle system for your families enjoyment.

Built in 2002

Essential Information

MLS® #	E4462879
Price	\$559,000
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,329
Acres	3.40
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	109 52307 Rge Road 213
Area	Rural Strathcona County
Subdivision	Farrell Properties
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 1C1

Amenities

Features	Dog Run-Fenced In, Fire Pit, Hot Water Instant, R.V. Storage
----------	--

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Cross Fenced, Cul-De-Sac, Flat Site, Golf Nearby, Landscaped, Schools
Construction	Wood
Foundation	Slab

Additional Information

Date Listed October 20th, 2025

Days on Market 8

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 October 28th, 2025 at 9:32am MDT