

# \$775,000 - 52457 Rge Rd 215, Rural Strathcona County

MLS® #E4431965

**\$775,000**

4 Bedroom, 2.00 Bathroom, 1,316 sqft

Rural on 5.39 Acres

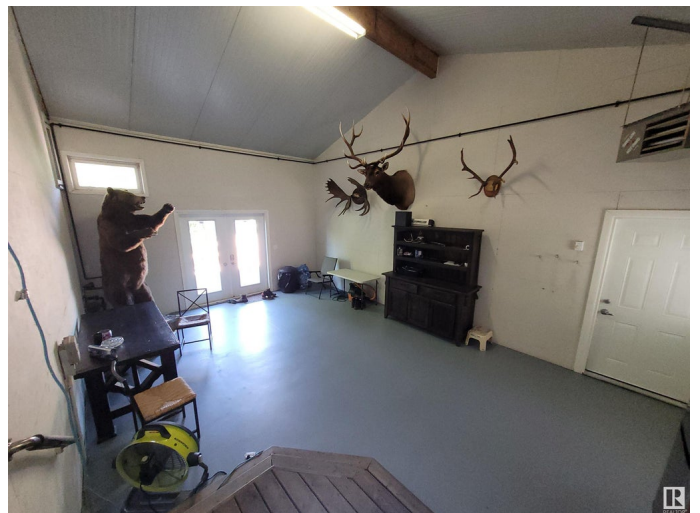
None, Rural Strathcona County, AB

Lovely family home on 5.39 acres, not in a subdivision, & only 7 miles east of Sherwood Park on Wye Rd! This exceptionally well kept home boasts over 2300sqft of living space, 4 total bedrooms, fully finished basement, attached, insulated 23x26 garage, 250sqft sunroom plus a huge heated and insulated 60x30 quonset with 16x12ft door and concrete floor. Home is in great shape, well insulated and has a metal roof, vinyl windows and siding. Enjoy the huge breezeway with tall vaulted ceiling & concrete floor. There's 2 beds upstairs, an island kitchen, Large formal DR open onto spacious LR with extended bay window plus Main floor laundry! Basement is fully finished with 2 bedrooms, 3 pc bathroom plus slate tile flooring & wood burning stove in family room. Outside is an acreage lovers dream with a huge garden and lots of trees for privacy.

Built in 1970

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431965  |
| Price          | \$775,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,316     |



|            |                        |
|------------|------------------------|
| Acres      | 5.39                   |
| Year Built | 1970                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 52457 Rge Rd 215        |
| Area        | Rural Strathcona County |
| Subdivision | None                    |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8E 2J3                 |

### **Amenities**

|                |                             |
|----------------|-----------------------------|
| Features       | R.V. Storage, Vinyl Windows |
| Parking Spaces | 100                         |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood                                |
| Exterior Features | Flat Site, Golf Nearby, See Remarks |
| Construction      | Wood                                |
| Foundation        | Concrete Perimeter                  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 25          |

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Listing information last updated on April 24th, 2025 at 6:17am MDT