

Courtesy Of Erin Mulkay Of Sable Realty

# **\$1,110,000 - 277 52514 Rge Road 223, Rural Strathcona County**

MLS® #E4438175

**\$1,110,000**

5 Bedroom, 3.50 Bathroom, 2,514 sqft

Rural on 4.50 Acres

Colonel Younger Estates, Rural Strathcona County, AB

Welcome to this stunning 5-bedroom, 3.5-bathroom home nestled on a spacious 4.5-acre lot, just minutes from Sherwood Park for added convenience. This property boasts a large yard with a water fountain, hot tub shelter, and fenced in horse pasture. Recent window upgrades enhance energy efficiency, while the cedar shake roof provides longevity and durability. Enjoy the luxury of a heated triple car attached garage, along with a 30x60 heated quonsetâ€”perfect for additional storage or a workshop. The walkout basement has been refreshed with brand new carpeting, offering a cozy area for family gatherings or extra living space. Basement is plumbed and wired for a full kitchen as well as roughed in for a 1/2 bath. You'll also find a bar areaâ€”perfect for hosting gatherings and entertaining guests. The home also includes a reliable natural gas generac generator for added convenience. Don't miss out on the chance to make this versatile and beautifully maintained property your own!

Built in 1989

## **Essential Information**

MLS® #

E4438175



Price	\$1,110,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,514
Acres	4.50
Year Built	1989
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	277 52514 Rge Road 223
Area	Rural Strathcona County
Subdivision	Colonel Younger Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4R5

### Amenities

Features	Deck, Walkout Basement
----------	------------------------

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Landscaped, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 23rd, 2025

Days on Market 2

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 May 25th, 2025 at 9:17am MDT