

# **\$998,707 - 253 52310 Rge Road 232, Rural Strathcona County**

MLS® #E4438960

**\$998,707**

6 Bedroom, 4.00 Bathroom, 3,320 sqft

Rural on 3.19 Acres

Whitecroft West, Rural Strathcona County, AB

DREAM LOCATION!!! Welcome to West Whitecroft! This beautiful acreage is situated on 3.19 acres in a private treed setting and only 2 minutes south of Sherwood Park! Featuring a lovely pond with fountain, TRIPLE DETACHED & HEATED GARAGE plus a DOUBLE DETACHED GARAGE/SHOP as well! Outdoor wine cellar and carport. NEW ADVANTEX AX 20 TREATMENT PLANT SEPTIC SYSTEM! 1600 cistern, one NEW FURNACE (2022), aggregate concrete pad & RV parking! The house offers over 3319 square feet with both an east and west wing for very flexible living space. Total of 6 bedrooms & 5 bathrooms! The Primary Bedroom has a lovely 4 piece ensuite. Spacious living room with fireplace, eat-in kitchen with open dining area. Second living room with cedar ceiling & skylight. Second kitchen! Hardwood flooring. Finished basement with rec room, utility room & storage space. AMAZING BACKYARD! Your private oasis with massive deck, firepit area and mature trees. Incredible value! Don't miss this great opportunity!

Built in 1962

## **Essential Information**



MLS® #	E4438960
Price	\$998,707
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	3,320
Acres	3.19
Year Built	1962
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	253 52310 Rge Road 232
Area	Rural Strathcona County
Subdivision	Whitecroft West
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8B 1C2

### Amenities

Features	Deck
----------	------

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 28th, 2025  
Days on Market      4  
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 June 1st, 2025 at 6:02pm MDT