

Courtesy Of Nathan Lorenz Of Real Broker

# \$725,000 - 54534 Rge Rd 215, Rural Strathcona County

MLS® #E4457982

**\$725,000**

4 Bedroom, 2.50 Bathroom, 1,496 sqft

Rural on 2.99 Acres

None, Rural Strathcona County, AB

Welcome to this charming 3 acres not in a subdivision and full of OPPORTUNITY to start your own business in Strathcona County! This acreage boasts everything you have been looking for in your escape from the city! Fully fenced with a electronic security gate, a oversized heated double car garage 26'x24' w/ 240V, a oversized heated shop 28'x28' (2020) w/ 10' ceilings, 240V, and epoxy floors, 2 outbuildings for storage & animal shelter, a greenhouse, garden & fruit trees. The wood frame-modular-style bungalow home sits on a fully finished basement with 4 bedrooms, 2.5 bathrooms with an updated kitchen & some new high-end appliances, main floor laundry, large rec room & wet bar in basement and cold room, newer windows, new AC & furnace (2020). This property is supplied by CITY WATER and has a brand new 2500 gallon septic system (2018). Outside is a meticulously kept yard which has space for family gatherings, RV parking and a fire pit. Located 10 mins from Fort Sask or 25 mins from Sherwood Park! A must see!

Built in 1970

## Essential Information

MLS® # E4457982

Price \$725,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,496
Acres	2.99
Year Built	1970
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	54534 Rge Rd 215
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8L 4B9

### Amenities

Features	Off Street Parking, Air Conditioner, Deck, Fire Pit, Front Porch, Greenhouse, No Smoking Home, Smart/Program. Thermostat, R.V. Storage, Vinyl Windows, Wet Bar
Parking Spaces	10

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Private Setting, Schools, Treed Lot, Vegetable Garden, See Remarks

Construction Wood  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed September 16th, 2025  
Days on Market 61  
Zoning Zone 60

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