

# **\$1,337,000 - 279 53017 Range Road 223, Rural Strathcona County**

---

MLS® #E4433732

**\$1,337,000**

3 Bedroom, 3.50 Bathroom, 3,554 sqft

Rural on 0.45 Acres

Habitat Acres, Rural Strathcona County, AB

Discover country elegance in this stunning 3,600 sq ft open-plan bungalow, perfectly positioned backing reserve land & beside a tranquil pond with million-dollar views. Bathed in natural light through expansive windows with power blinds, this home blends rustic charm with modern luxury. The heart of the home is a striking stone w/ fireplace, anchoring the expansive great room. Gourmet kitchen boasts high-end appliances, granite counters, and custom hickory cabinetry. The magazine-worthy master suite offers a spa-inspired ensuite for ultimate relaxation. Upstairs, two spacious bedrooms both with AC, private ensuites, large closets, and a shared living space. Heated concrete floors on main, including the quad garage with epoxy flooring—partially transformed into a top-tier home gym. Enjoy city-style services with the serenity of country living, including trickle water and a sewer system. Every detail is high-end, every space thoughtfully designed—this property is truly a rare and breathtaking find.

Built in 2008

## **Essential Information**

MLS® #

E4433732



Price	\$1,337,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,554
Acres	0.45
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	279 53017 Range Road 223
Area	Rural Strathcona County
Subdivision	Habitat Acres
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2M3

### Amenities

Features	Fire Pit
Parking Spaces	10

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Landscaped, Private Setting
Construction	Wood

Foundation                      Slab

**Additional Information**

Date Listed                      May 1st, 2025  
Days on Market                2  
Zoning                              Zone 80  
HOA Fees                         1655  
HOA Fees Freq.                Quarterly

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 3rd, 2025 at 2:17am MDT