

# **\$849,707 - 52479 Rge Road 225, Rural Strathcona County**

MLS® #E4440995

**\$849,707**

4 Bedroom, 3.00 Bathroom, 2,242 sqft

Rural on 3.56 Acres

Lakeview Estates (Strathcona), Rural  
Strathcona County, AB

**RANCH-STYLE BUNGALOW!** Situated on 3.56 Acres! This upgraded beauty offers privacy and seclusion. Only minutes from Sherwood Park! Fabulous open design with 2241 square feet plus a partially finished basement. Large living room with fireplace, hardwood & flex area for an office. Big & bright renovated kitchen with tiled floors, granite countertops, stainless steel appliances (gas stove), & beautiful cabinetry. There are 2 bedrooms on the main (easy to convert to 3 bedrooms) plus a 4 piece bathroom, mud room & laundry area. The Primary Bedroom offers a beautiful 3 piece ensuite & massive walk-in closet! The basement has 2 additional bedrooms, large Rec room/gym, 4 piece bathroom, storage space & utility room. Shingles replaced approximately 10 year ago. High efficiency furnace. 3000 gallon cistern & septic is tank & field. Lovely updated deck plus gazebo to enjoy the treed setting and beautiful backyard. Newer stucco exterior. Exposed aggregate driveway & **TRIPLE ATTACHED GARAGE!** You'll love this property!

Built in 1976

## **Essential Information**



MLS® #	E4440995
Price	\$849,707
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,242
Acres	3.56
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	52479 Rge Road 225
Area	Rural Strathcona County
Subdivision	Lakeview Estates (Strathcona)
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4R9

### **Amenities**

Features	Deck
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### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed June 5th, 2025

Days on Market 11

Zoning Zone 80

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