

# **\$569,000 - 37 52252 Rge Road 215, Rural Strathcona County**

MLS® #E4441686

**\$569,000**

2 Bedroom, 2.00 Bathroom, 1,504 sqft

Rural on 3.15 Acres

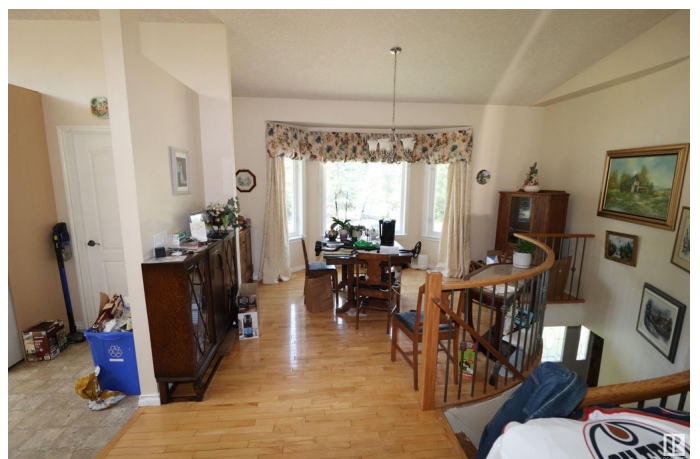
Hyland Hills, Rural Strathcona County, AB

VERY SPACIOUS, OPEN PLAN, HILLSIDE BUNGALOW IN A TOTALLY PRIVATE SETTING JUST 10 MINUTES EAST OF SHERWOOD PARK. FEATURES A CURVED STAIRCASE TO A VERY BRIGHT AND SUNNY UPPER LEVEL BOASTING VAULTED CEILINGS AND A SPACIOUS ISLAND KITCHEN WITH A SEPARATE PANTRY. THE DINETTE OPENS TO A SOUTH FACING DECK. OTHER NICE FEATURE INCLUDE A MAIN FLOOR LAUNDRY, WALK IN CLOSET IN THE MASTER SUITE, AND POCKET DOOR FROM THE 2ND BEDROOM TO THE MAIN BATH. THE LOWER LEVEL IS UNDEVELOPED AND SOME FINISHING IS REQUIRED IN THE HOME.

Built in 2002

## **Essential Information**

MLS® #	E4441686
Price	\$569,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,504
Acres	3.15



Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	37 52252 Rge Road 215
Area	Rural Strathcona County
Subdivision	Hyland Hills
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1G8

### 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, Unfinished

### Exterior

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

### Additional Information

Date Listed	June 10th, 2025
Days on Market	7
Zoning	Zone 80

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Listing information last updated on June 17th, 2025 at 1:32am MDT