# \$1,799,000 - 122 52367 Rge Road 223, Rural Strathcona County

MLS® #E4442331

### \$1,799,000

5 Bedroom, 4.50 Bathroom, 2,851 sqft Rural on 0.70 Acres

Grange Country Estates, Rural Strathcona County, AB

Welcome to this beautiful custom built walk-out bungalow nestled in The Grange Country Estates. This Stunning executive bungalow will wrap you in total living luxury space (approx 5782sq ft), Fully finished on two levels with superior appointments from top to bottom, you will feel the quality at every turn. Main floor includes a grand entrance, den & spacious great room with gorgeous tile flooring, elegant fireplace. The amazing kitchen includes built in ovens & gas range top, walk-thru pantry, large island & granite counters. The main floor also includes the elegant primary Bedroom with a 5 pce en suite & a 2nd spacious bedroom. The fully finished basement includes a wet bar, huge family recreation area, Theater room, office & 3 additional bedrooms. Completing this property is a total of 6 attached garages of which one is a unique attached RV garage. Beautiful curb appeal on .695 acres that will reflect the best in quality design, finishes & lifestyle!

Built in 2024

#### **Essential Information**

MLS® # E4442331 Price \$1,799,000







Bedrooms 5

Bathrooms 4.50

Full Baths 4

Half Baths 1

Square Footage 2,851

Acres 0.70

Year Built 2024

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 122 52367 Rge Road 223

Area Rural Strathcona County

Subdivision Grange Country Estates

City Rural Strathcona County

County ALBERTA

Province AB

Postal Code T8C 1A8

#### **Amenities**

Features Air Conditioner, Ceiling 10 ft., Deck, Hot Water Tankless, No Animal

Home, No Smoking Home, Patio, R.V. Storage, Recreation

Room/Centre, Walkout Basement, Wet Bar, See Remarks, HRV System

Parking Spaces 12

# Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Fireplace Yes

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Landscaped

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 13th, 2025

Days on Market 144

Zoning Zone 80

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