

Courtesy Of Scott J Macmillan Of RE/MAX Elite

# \$1,349,702 - 194 52422 Rge Road 224, Rural Strathcona County

MLS® #E4447450

**\$1,349,702**

3 Bedroom, 2.50 Bathroom, 1,846 sqft  
Rural on 1.98 Acres

Boag Lake Estates, Rural Strathcona County,  
AB

NOW THIS IS LIVING....OVER 3500 SQ FEET  
DEVELOPED.....STUNNING WALKOUT  
BASEMENT FACING RESERVE..JUST 5  
MINUTES TO SHERWOOD  
PARK...MUNICIPAL WATER AND  
SEWER....24 x 40 OVERSIZED TRIPLE  
GARAGE...ULTIMATE LAYOUT FOR  
ENTERTAINING.....~!WELCOME HOME!~

Located in executive BOAG LAKE ESTATES,  
you're going to have moose and deer in the  
back yard; Gorgeous curb appeal, and mature  
landscaping are the beginning. Grand front  
foyer, with soaring ceilings is where it begins.  
Den/flex room/extra bedroom on your left, at  
the back is the HEART of the home; gourmet  
kitchen, stunning dinette and the upper deck to  
catch the morning coffee. Primary suite is well  
appointed with proper ensuite and walk in  
closet. Basement is FLOODED with natural  
light w/walk out /Games area/wet bar/family  
room + 2 more bedrooms, office and full  
bathroom... kicking out to the stone patio and  
outdoor bar area...The privacy and comfort in  
the yard is just PERFECT. There is extra RV  
parking, fully paved driveway+++

Built in 2006

## Essential Information



MLS® #	E4447450
Price	\$1,349,702
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,846
Acres	1.98
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	194 52422 Rge Road 224
Area	Rural Strathcona County
Subdivision	Boag Lake Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 6N1

### Amenities

Features	Air Conditioner, Closet Organizers, Deck, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 12th, 2025

Days on Market 21

Zoning Zone 80

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Listing information last updated on August 2nd, 2025 at 7:32am MDT