

# **\$649,900 - #13-52306 Rge Road 212, Rural Strathcona County**

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MLS® #E4450303

**\$649,900**

3 Bedroom, 2.50 Bathroom, 1,554 sqft

Rural on 3.10 Acres

Antler Meadows, Rural Strathcona County, AB

Welcome to this stunning 1500 sq ft bi-level nestled on a private, treed 3-acre lot backing onto peaceful reserve land. This beautifully maintained home features Brazilian teak hardwood flooring throughout the main level, adding warmth and elegance. The open-concept kitchen includes a large island—perfect for entertaining—and flows seamlessly into a bright, spacious living area. With 2 bedrooms up and 1 down, there's room for the whole family. The fully finished basement is built for fun, offering a large games room and a custom wet bar. The home is wired for both security and sound, providing comfort and peace of mind. Step outside to the ultimate garage/shop—28x60 ft with high ceilings, roughed-in for in-floor heating—ideal for hobbyists, mechanics, or storing all your toys. Enjoy the serenity and privacy of acreage living, just steps from nature. Don't miss this rare opportunity to own a move-in ready home with unmatched lifestyle potential.

Built in 1992

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4450303  |
| Price    | \$649,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,554                  |
| Acres          | 3.10                   |
| Year Built     | 1992                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | #13-52306 Rge Road 212  |
| Area        | Rural Strathcona County |
| Subdivision | Antler Meadows          |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8G 1C1                 |

### Amenities

|          |                   |
|----------|-------------------|
| Features | Closet Organizers |
|----------|-------------------|

### 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, Environmental Reserve, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Not Fenced, Park/Reserve, Schools |
| Construction      | Wood                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                               |

### Additional Information

Date Listed July 30th, 2025

Days on Market 3

Zoning Zone 80

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Listing information last updated on August 2nd, 2025 at 12:02am MDT