

## **\$595,000 - 21436 Hwy 14, Rural Strathcona County**

MLS® #E4425181

**\$595,000**

3 Bedroom, 1.50 Bathroom, 1,728 sqft

Rural on 20.00 Acres

Le Bel Abri, Rural Strathcona County, AB

Location, location, location! This 20 acre property is situated 15 mins from Sherwood Park, and under 20 mins from Edmonton. This character home's main floor consists of a large mud-room leading to a well-equipped kitchen and large living room and for convenience there is a two piece bathroom just off the mud-room. Upstairs you will find a bonus room, three good sized bedrooms and a four piece bathroom. Outside is where this property really shines. It has two double garages for all the toys, many trails, camping spots, a firepit area, along with access to Cooking Lake at the back of the property, which makes it an outdoor enthusiast's paradise. Add to all this an older home with full services and separate driveway that would make the perfect location for a future shop.

Built in 1930

### **Essential Information**

MLS® #	E4425181
Price	\$595,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,728
Acres	20.00



Year Built	1930
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	21436 Hwy 14
Area	Rural Strathcona County
Subdivision	Le Bel Abri
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 1G9

### Amenities

Features	Deck, Fire Pit, R.V. Storage
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Boating, Lake Access Property
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 11th, 2025
Days on Market	38
Zoning	Zone 80

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Listing information last updated on April 18th, 2025 at 6:47pm MDT