

# **\$1,179,702 - 45 51025 Rge Rd 222, Rural Strathcona County**

MLS® #E4429091

**\$1,179,702**

3 Bedroom, 3.50 Bathroom, 2,220 sqft

Rural on 0.58 Acres

West Bear Haven, Rural Strathcona County,  
AB

BACKING THE 14TH GREEN.....2219 SQ FT  
CUSTOM WALKOUT BUNGALOW....TRIPLE  
ATTACHED GARAGE.... at Northern Bear  
Golf Course in the community of West Bear  
Haven is this stunning walkout bungalow built  
by Darren Homes. First class from Top to  
Bottom. Very open plan backing onto the 14th  
Green. 3 bedrooms plus office, 3 full  
bathrooms plus powder room. Hardwood  
flooring, gourmet kitchen, in floor heating,  
totally finished walkout basement, built in bar  
with wine room, concrete roof tiles, impeccable  
landscaping, amazing duradek, huge heated  
triple attached garage with built in cabinets. A  
must see!!

Built in 2002

## **Essential Information**

MLS® #	E4429091
Price	\$1,179,702
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,220
Acres	0.58



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

### **Community Information**

Address	45 51025 Rge Rd 222
Area	Rural Strathcona County
Subdivision	West Bear Haven
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1J5

### **Amenities**

Features	Patio, Walkout Basement, Wet Bar
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fenced, Gated Community, Golf Nearby, Hillside, Landscaped, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	14
Zoning	Zone 80
HOA Fees	200
HOA Fees Freq.	Monthly

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