

# **\$630,000 - 1 52449 Rge Road 222, Rural Strathcona County**

MLS® #E4429271

**\$630,000**

4 Bedroom, 2.00 Bathroom, 1,023 sqft

Rural on 3.58 Acres

Garden Estates, Rural Strathcona County, AB

almost 2000 sf of living space this Newly extensively renovated, immaculate, bright Airconditioned Raised Bungalow is 5 minutes drive to Sherwood Park and Ardrossan, 14 minutes to Tamarack. House has been extensively renovated with new roof, flooring, paint, Trim, Doors, Windows, Plumbing, wiring, Lighting, Furnace, and a Water Conditioning system, New Well Motor + Well water storage tank, New Washer, Dryer, extra Water softener, new Fridge, new Stove, new Microwave, new Chandelier. Also City water line in the subdivision. House is offering 3 bedrooms, one washroom, living, dining and a sun room upstairs and one bedroom, Laundry, family room downstairs, 3 Car detached Garage ad an old 2 Car garage as storage.

Built in 1986

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4429271  |
| Price          | \$630,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,023     |
| Acres          | 3.58      |



|            |                        |
|------------|------------------------|
| Year Built | 1986                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Raised Bungalow        |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1 52449 Rge Road 222    |
| Area        | Rural Strathcona County |
| Subdivision | Garden Estates          |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8E 2G6                 |

### Amenities

|          |                          |
|----------|--------------------------|
| Features | Air Conditioner, Sunroom |
|----------|--------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood                                       |
| Exterior Features | Corner Lot, Fenced, Landscaped, Level Land |
| Construction      | Wood                                       |
| Foundation        | Concrete Perimeter                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 80         |

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Listing information last updated on April 16th, 2025 at 6:32am MDT