

## **\$819,900 - 52472 Rge Rd 224, Rural Strathcona County**

MLS® #E4431234

**\$819,900**

4 Bedroom, 3.50 Bathroom, 1,948 sqft

Rural on 3.04 Acres

Hunter Heights, Rural Strathcona County, AB

Fabulous location!! Just a few minutes from Sherwood Park in the golden triangle area, between Base Line Road and Wye Road. This large ranch style bungalow in Hunter Heights is on a peaceful 3 acres lot. The main floor boasts a sunny bright living room, a second family room with a stunning fireplace, classy crown molding throughout, modern kitchen with stainless steel appliances, dining room with a second fireplace with a sliding door out to a large deck for entertaining. Down the halls are three good sized bedroom's, the master bedroom has a 3-piece ensuite, a 4 piece bathroom and a 2-piece bathroom, plus main floor laundry. The lower level has a large Oiler's style entertainment room with a third fireplace, fitness area, large 3 piece bathroom with custom shower, a forth bedroom, and tons of storage etc... High efficiency furnace, hot water on demand with extra storage tank and a great double garage! This home is ready for new owners to enjoy country living, just on the edge of town!

Built in 1976

### **Essential Information**

MLS® # E4431234

Price \$819,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,948
Acres	3.04
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	52472 Rge Rd 224
Area	Rural Strathcona County
Subdivision	Hunter Heights
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4R6

### Amenities

Features	Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Exercise Room, Hot Water Tankless, Parking-Extra, Patio, Natural Gas BBQ Hookup
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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, Fenced, Landscaped, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 16th, 2025

Days on Market 14

Zoning Zone 80

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