

# **\$1,189,000 - 169 51559 Rge Road 225, Rural Strathcona County**

MLS® #E4433321

**\$1,189,000**

7 Bedroom, 4.50 Bathroom, 3,056 sqft

Rural on 2.99 Acres

Pine Grove Acres, Rural Strathcona County, AB

Incredible opportunity for multi-family living in this 3000 sqft home on 3 private acres with two separate residences under one roof. Side A features 3 bedrooms up, a fully finished lower level with 2 additional bedrooms, & has been fully renovated with a newer kitchen, bathrooms, flooring, paint, windows, roof, & more. Side B offers approximately 1700 sqft of ICF construction from footings to roof trusses, built in 2014. This side features a spacious primary bedroom with a luxurious 5pc ensuite, a large office that could serve as a 2nd bedroom, & an open-concept kitchen, eating area, & family room with gas fireplace. An in-home elevator connects the main floor to the lower level & provides access to the impressive 1200 sqft triple car garage/shop with in-floor heat, built-in cabinetry, 8â€™™ doors, & poly-aspartic flooring. The property offers a huge, covered patio with a metal roof, sunken fire pit with stamped concrete & backyard privacy backing a tree conservation easement. Extensive upgrades throughout.

Built in 1975

## **Essential Information**

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Price	\$1,189,000
Bedrooms	7
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,056
Acres	2.99
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	169 51559 Rge Road 225
Area	Rural Strathcona County
Subdivision	Pine Grove Acres
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1H5

### Amenities

Features	Patio
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 29th, 2025  
Days on Market      48  
Zoning                 Zone 80

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Listing information last updated on June 16th, 2025 at 1:32pm MDT