

# **\$700,000 - 53461 Rge Road 225, Rural Strathcona County**

MLS® #E4436295

**\$700,000**

3 Bedroom, 2.50 Bathroom, 1,240 sqft  
Rural on 3.39 Acres

None, Rural Strathcona County, AB

Welcome to this beautifully maintained 3 bedroom, 2.5 bathroom bungalow nestled on a serene 3.39-acre lot surrounded by mature trees. This inviting home features a bright and airy living room with a stylish tile-surround gas fireplace that flows seamlessly into the dining area and a well-sized kitchen – perfect for family living or entertaining guests. The spacious primary bedroom offers ample closet space and a private 4-piece ensuite. A convenient laundry area and 2-piece powder room complete the main floor. Downstairs, you™ll find a large rec room ideal for relaxing or hosting, along with an additional bedroom, a 3-piece bath, and plenty of storage space. Recent updates include newer shingles, a newer septic tank, and new paint and carpet in the basement. Enjoy the tranquility of country living with the convenience of being just minutes from Ardrossan and Sherwood Park. This property is the perfect blend of comfort, space, and privacy.

Built in 1995

## **Essential Information**

MLS® #	E4436295
Price	\$700,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,240
Acres	3.39
Year Built	1995
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	53461 Rge Road 225
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4V3

### Amenities

Features	Air Conditioner, Deck, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 14th, 2025
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Days on Market 19

Zoning Zone 80

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Listing information last updated on June 2nd, 2025 at 5:02pm MDT