

# **\$1,299,900 - 53017 Range Road 223, Rural Strathcona County**

MLS® #E4440518

**\$1,299,900**

4 Bedroom, 3.50 Bathroom, 3,554 sqft

Rural on 0.45 Acres

Habitat Acres, Rural Strathcona County, AB

Experience refined country living in this extraordinary 3,600 sq ft open-plan bungalow, nestled beside a serene pond and backing onto peaceful reserve land with panoramic, million-dollar views. Flooded with natural light from expansive windows fitted with power blinds, the home seamlessly combines rustic warmth and contemporary elegance. A grand stone wood-burning fireplace anchors the impressive great room, while the chef's kitchen features top-of-the-line appliances, granite countertops, and handcrafted hickory cabinetry. The luxurious primary suite is a private retreat with a spa-inspired ensuite designed for relaxation. Upstairs, two generously sized bedrooms each offer air conditioning, private ensuites, walk-in closets, and a cozy shared lounge. Heated concrete floors run throughout the main level, including the epoxy-finished quad garage—partially converted into a state-of-the-art home gym. With city-grade services like trickle water and a full sewer system, this rare gem offers the best of both worlds.

Built in 2008

## **Essential Information**

MLS® #

E4440518



Price	\$1,299,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,554
Acres	0.45
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	53017 Range Road 223
Area	Rural Strathcona County
Subdivision	Habitat Acres
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2M3

### Amenities

Features	Fire Pit
Parking Spaces	10

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Landscaped, Private Setting
Construction	Wood

Foundation                      Slab

**Additional Information**

Date Listed                      June 5th, 2025  
Days on Market                11  
Zoning                              Zone 80  
HOA Fees                         1655  
HOA Fees Freq.                Quarterly

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