

# **\$689,000 - 14 52063 Rge Road 225, Rural Strathcona County**

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MLS® #E4451651

**\$689,000**

3 Bedroom, 2.00 Bathroom, 1,551 sqft

Rural on 3.04 Acres

Springhill Park, Rural Strathcona County, AB

Welcome to 14 Springhill Park, 3 gorgeous acres with easy access to the Whitemud, Henday, and only a short drive to Sherwood Park. This bungalow has been well looked after, with improvements such as main floor windows 2021, upgraded electrical 2020 with external 240 volt for RV or EV, shingles 2013, cedar deck 2022 and asphalt driveway/concrete 2022! At 1551 sq ft this peaceful country home is a wonderful place for friends and family to relax, explore, and play. The main floor features recent paint throughout, large living room with south facing windows and handsome fireplace, spacious dining space with a patio door to the cedar deck, and kitchen featuring upgraded cabinets and convenient access to the garage. 3 main floor bedrooms, including the primary with a 3pc ensuite as well as a 4pc main bath. The basement contains a rec space, potential large 4th bedroom, den area and tons of storage. Double attached, heated and oversized garage with adjacent storage Quonset. All in a serene and private setting!

Built in 1976

## **Essential Information**

MLS® #                      E4451651



|                |                        |
|----------------|------------------------|
| Price          | \$689,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,551                  |
| Acres          | 3.04                   |
| Year Built     | 1976                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 14 52063 Rge Road 225   |
| Area        | Rural Strathcona County |
| Subdivision | Springhill Park         |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8C 1C3                 |

### Amenities

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Private Setting    |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed August 7th, 2025

Days on Market 7

Zoning Zone 80

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Listing information last updated on August 14th, 2025 at 5:17pm MDT