

\$1,195,000 - 38 52449 Rge Road 222, Rural Strathcona County

MLS® #E4428490

\$1,195,000

4 Bedroom, 3.50 Bathroom, 2,367 sqft

Rural on 3.05 Acres

Garden Estates, Rural Strathcona County, AB

A Rare find in Strathcona County. Home with City Water line plus Shop Ideal for Car enthusiast, woodworking or anything else that requires a 2500 sq ft heated SHOP!! Dream shop with 12' doors - 3 Ton Crane - 2 Piece Bath - laundry hookup and BONUS PAVED driveway too!! Gone with the wind front entry and staircase greets you as you enter this 2366 sq ft Home & fully dev. basement. Cathedral ceiling in living room & main flr family room with gleaming Hardwood flrs. Dream Kitchen with massive Island with pop up plugs - corner pantry & more. Garden drs off kitchen leads to 3 season sunroom & deck for the whole family to enjoy. Dble french drs to main flr den. Main flr Laundry & entry to Triple Heated Garage. Primary Bedroom boasts Hardwood flrs, large walk-in closet full ensuite bath with jet tub + garden door to Bistro deck overlooking back yard. 2 more bedrooms and full bath complete upper floor. Shingles on home/shop 2 yrs- electric front gate! Fully dev bsmt with 4th Bdrm, 4th Bath, gym area & more.

Built in 1998

Essential Information

MLS® #

E4428490



Price	\$1,195,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,367
Acres	3.05
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	38 52449 Rge Road 222
Area	Rural Strathcona County
Subdivision	Garden Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2G6

Amenities

Features	Air Conditioner, Deck, Exterior Walls- 2"x6", Greenhouse, R.V. Storage, Sunroom, Vinyl Windows, Workshop
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Landscaped
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed March 31st, 2025

Days on Market 4

Zoning Zone 80

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Listing information last updated on April 4th, 2025 at 7:32am MDT