

## **\$819,900 - 52472 Rge Rd 224, Rural Strathcona County**

MLS® #E4431234

**\$819,900**

4 Bedroom, 3.50 Bathroom, 1,948 sqft

Rural on 3.04 Acres

Hunter Heights, Rural Strathcona County, AB

Fabulous location!! Just a few minutes from Sherwood Park in the golden triangle area, between Base Line Road and Wye Road. This large ranch style bungalow in Hunter Heights is on a peaceful 3 acres lot. The main floor boasts a sunny bright living room, a second family room with a stunning fireplace, classy crown molding throughout, modern kitchen with stainless steel appliances, dining room with a second fireplace with a sliding door out to a large deck for entertaining. Down the halls are three good sized bedroom's, the master bedroom has a 3-piece ensuite, a 4 piece bathroom and a 2-piece bathroom, plus main floor laundry. The lower level has a large Oiler's style entertainment room with a third fireplace, fitness area, large 3 piece bathroom with custom shower, a forth bedroom, and tons of storage etc... High efficiency furnace, hot water on demand with extra storage tank and a great double garage! This home is ready for new owners to enjoy country living, just on the edge of town!

Built in 1976

### **Essential Information**

MLS® # E4431234

Price \$819,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,948                  |
| Acres          | 3.04                   |
| Year Built     | 1976                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 52472 Rge Rd 224        |
| Area        | Rural Strathcona County |
| Subdivision | Hunter Heights          |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8A 4R6                 |

### Amenities

|          |  |
|----------|--|
| Features | Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Exercise Room, Hot Water Tankless, Parking-Extra, Patio, Natural Gas BBQ Hookup |
|----------|--|

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Private Setting |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed April 16th, 2025

Days on Market 5

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 3:02pm MDT