

\$825,000 - 218 21252 Twp Road 540, Rural Strathcona County

MLS® #E4433154

\$825,000

6 Bedroom, 3.50 Bathroom, 3,993 sqft

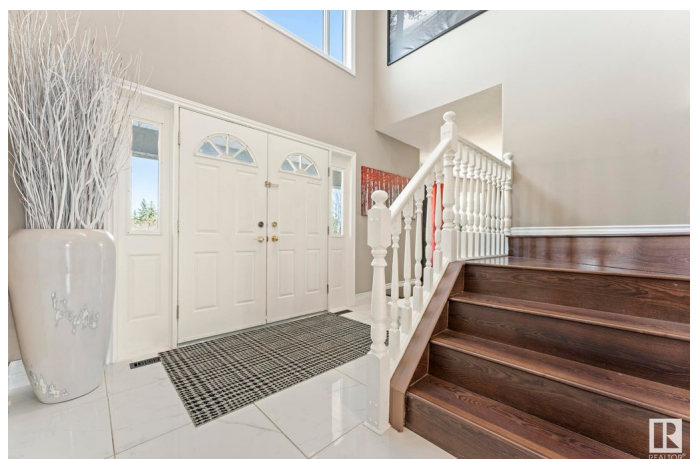
Rural on 3.04 Acres

Gunnmanor Estates, Rural Strathcona County, AB

Among gentle hills, this 3-acre treed sanctuary offers what the suburbs can't - space to breathe. Nearly 4,000 sq ft of possibility spreads across 6 BEDROOMS, with two featuring private balconies perfect for stargazing & aurora viewing. The apple and fruit ORCHARD promise memories of autumn harvests with loved ones, while the massive deck & patio set the stage for summer barbecues and winter hot chocolate gatherings. Your imagination can transform the unfinished basement (with SEPARATE ENTRANCE) into anything while the breezeway connecting house and garage begs to become something uniquely yours, whether it's expanding the garage, creating an office, or a Pinterest worthy mudroom. Just 20 mins from the Park or Fort Sask, this Gunnmanor Estates property offers both connection & escape. Modern conveniences like UPDATED SEPTIC, water softener, & filtration system handle the practical, while the fully fenced grounds & sunset views feed your soul. Freedom, possibility, and peace— all for less than you'd expect.

Built in 1993

Essential Information



| | |
|----------------|------------------------|
| MLS® # | E4433154 |
| Price | \$825,000 |
| Bedrooms | 6 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,993 |
| Acres | 3.04 |
| Year Built | 1993 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 218 21252 Twp Road 540 |
| Area | Rural Strathcona County |
| Subdivision | Gunnmanor Estates |
| City | Rural Strathcona County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8G 2A1 |

Amenities

| | |
|----------------|---|
| Features | Deck, Exterior Walls- 2"x6", Fire Pit, No Smoking Home, Vinyl Windows |
| Parking Spaces | 8 |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped |
| Construction | Wood |

Foundation Concrete Perimeter

Additional Information

Date Listed April 28th, 2025

Days on Market 27

Zoning Zone 60

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Listing information last updated on May 25th, 2025 at 9:17pm MDT