

# **\$779,000 - 26 52411 Rge Road 214, Rural Strathcona County**

MLS® #E4433387

**\$779,000**

4 Bedroom, 3.00 Bathroom, 1,241 sqft

Rural on 3.23 Acres

Tanglewood, Rural Strathcona County, AB

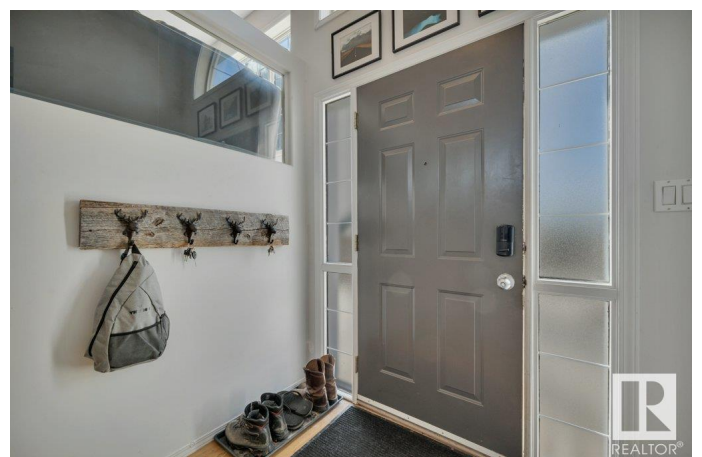
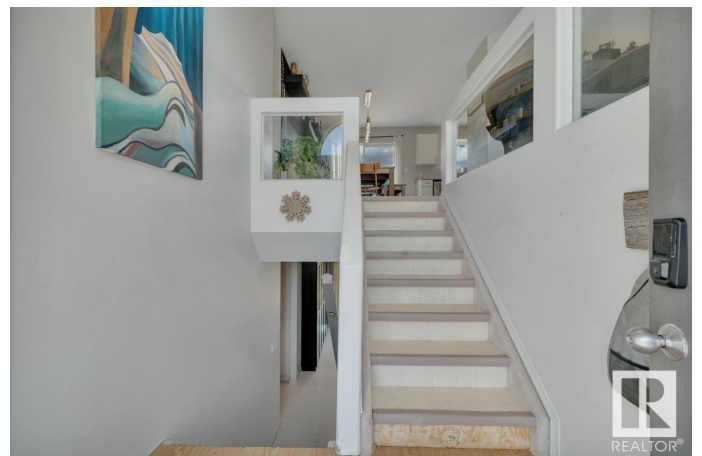
Acreage living at its finest, this walk-out bi-level on 3+ acres offers over 1240 sq ft of living space. Having city water eliminates the need for time consuming water hauling. This bright home features 3 bedrooms upstairs, including the primary bedroom with a 3 piece ensuite. The lower level has been extensively updated and has 9-foot ceilings, an additional bedroom, 3 piece bathroom and rec room. Updates include a newer roof, basement reno, in-floor heating and fencing. The property is beautifully landscaped with natural fresh water sources for a gardening area to grow your own produce and a pond for learning how to skate like the next big hockey star and enjoying wildlife. Experience the peace of acreage living with the security of being located within a subdivision. Located 10 minutes from Sherwood Park, it's close to the rapidly growing Ardrossan, spray parks, and a rec centre. Nearby schools provide great educational opportunities. A rare find offering tranquility and modern amenities.

Built in 1999

## **Essential Information**

MLS® # E4433387

Price \$779,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,241                  |
| Acres          | 3.23                   |
| Year Built     | 1999                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 26 52411 Rge Road 214   |
| Area        | Rural Strathcona County |
| Subdivision | Tanglewood              |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8E 2G8                 |

### Amenities

|          |   |
|----------|---|
| Features | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, R.V. Storage, Walkout Basement, 9 ft. Basement Ceiling |
|----------|---|

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Rolling Land, Schools, Treed Lot, Vegetable Garden, See Remarks, Partially Fenced |
| Construction      | Wood  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 30th, 2025

Days on Market                50

Zoning                            Zone 80

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Listing information last updated on June 19th, 2025 at 5:02pm MDT