

# **\$1,100,000 - 52551 Rge Road 225, Rural Strathcona County**

MLS® #E4422953

**\$1,100,000**

6 Bedroom, 4.00 Bathroom, 2,795 sqft

Rural on 2.00 Acres

None, Rural Strathcona County, AB

Custom built Home in a Dream Location, with THE Dream Shop! Bright and cheery, this home offers so many options for quick commuting or running your own home based business, or for keeping the toy collection safe and sound. Attached heated shop is over 1500 sq feet with 2 14' doors, in floor heating, plus another bonus triple + insulated garage. Main house is 1700 sq feet, gorgeous upper composite deck and walk out patio to the hot tub. Get creative with the additional 1080 sq ft flex space for work or play. Pride of ownership throughout, the primary has a large w/i closet and 4 pc ensuite, next two bedrooms have a j&j bathroom, 4th bedroom is a good size and another 4pc bath. The cavernous basement offers plenty of entertaining area and adds another 2 bedrooms and bath. New boiler system serves the entire house and shop, keeping everything cozy. This nicely treed and grassed acreage is not in a subdivision keeping options open. Low maint metal roof and plenty of parking, this home has it all! Act now!

Built in 2002

## **Essential Information**

MLS® #

E4422953



|                |                        |
|----------------|------------------------|
| Price          | \$1,100,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,795                  |
| Acres          | 2.00                   |
| Year Built     | 2002                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 52551 Rge Road 225      |
| Area        | Rural Strathcona County |
| Subdivision | None                    |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8A 4R9                 |

### Amenities

|          |  |
|----------|--|
| Features | Ceiling 9 ft., Deck, Hot Tub, Patio, Walkout Basement, Wet Bar, 9 ft. Basement Ceiling |
|----------|--|

### Interior

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

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior          | Wood                   |
| Exterior Features | Corner Lot, Level Land |
| Construction      | Wood                   |
| Foundation        | Concrete Perimeter     |

### Additional Information

Date Listed February 26th, 2025

Days on Market 65

Zoning Zone 80

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Listing information last updated on May 2nd, 2025 at 3:02am MDT