

# **\$1,399,000 - 284 52367 Rge Road 223, Rural Strathcona County**

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MLS® #E4424089

**\$1,399,000**

4 Bedroom, 4.00 Bathroom, 2,320 sqft

Rural on 0.79 Acres

Grange Country Estates, Rural Strathcona County, AB

Experience luxury, sophistication & elegance beautifully combined in a stunning 4 B/R bungalow in The Grange! This charming home offers everything you could dream of!

Impressive front entryway welcomes you into the grand walk-thru office, spacious living rm featuring soaring 10' ceilings & stunning gas f/p. The kitchen is sure to impress! Features built-in maple cabinetry throughout, vast granite island, bar sink, dining area & top-of-the-line appliances. Chic master b/r boasting a stunning view & luxurious 5 pce ensuite fit for a queen. Main floor is complemented by a 2nd b/r & fantastic laundry rm. The house is filled w/numerous windows & ample light. BASEMENT features a spacious rec rm, 2 extra b/r's + 3 addt'l storage rms! Lush carpet, sliding barn doors & 3 pce bath! Beautiful hardwood floors, full surround system, triple garage w/epoxy floor & 2pce bath, exposed aggregate driveway, incredible landscaping, great deck, new HW tank, new in-line pump, AC, treed & backs green space! SIMPLY GORGEOUS!

Built in 2013

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4424089               |
| Price          | \$1,399,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 2,320                  |
| Acres          | 0.79                   |
| Year Built     | 2013                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 284 52367 Rge Road 223  |
| Area        | Rural Strathcona County |
| Subdivision | Grange Country Estates  |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8C 1H8                 |

### Amenities

|          |                                        |
|----------|----------------------------------------|
| Features | Air Conditioner, Deck, Detectors Smoke |
|----------|----------------------------------------|

### 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, Environmental Reserve, Landscaped, Park/Reserve |
| Construction      | Wood                                                                   |
| Foundation        | Concrete Perimeter                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 58              |
| Zoning         | Zone 80         |



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Listing information last updated on May 2nd, 2025 at 4:02am MDT