

# **\$1,195,000 - 38 52449 Rge Road 222, Rural Strathcona County**

MLS® #E4428490

**\$1,195,000**

4 Bedroom, 3.50 Bathroom, 2,367 sqft

Rural on 3.05 Acres

Garden Estates, Rural Strathcona County, AB

A Rare find in Strathcona County. Home with City Water line plus Shop Ideal for Car enthusiast, woodworking or anything else that requires a 2500 sq ft heated SHOP!! Dream shop with 12' doors - 3 Ton Crane - 2 Piece Bath - laundry hookup and BONUS PAVED driveway too!! Gone with the wind front entry and staircase greets you as you enter this 2366 sq ft Home & fully dev. basement. Cathedral ceiling in living room & main flr family room with gleaming Hardwood flrs. Dream Kitchen with massive Island with pop up plugs - corner pantry & more. Garden drs off kitchen leads to 3 season sunroom & deck for the whole family to enjoy. Dble french drs to main flr den. Main flr Laundry & entry to Triple Heated Garage. Primary Bedroom boasts Hardwood flrs, large walk-in closet full ensuite bath with jet tub + garden door to Bistro deck overlooking back yard. 2 more bedrooms and full bath complete upper floor. Shingles on home/shop 2 yrs- electric front gate! Fully dev bsmt with 4th Bdrm, 4th Bath, gym area & more.

Built in 1998

## **Essential Information**

MLS® #

E4428490



Price	\$1,195,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,367
Acres	3.05
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	38 52449 Rge Road 222
Area	Rural Strathcona County
Subdivision	Garden Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2G6

### Amenities

Features	Air Conditioner, Deck, Exterior Walls- 2"x6", Greenhouse, R.V. Storage, Sunroom, Vinyl Windows, Workshop
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Landscaped
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            March 31st, 2025  
Days on Market      33  
Zoning                Zone 80

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