

# **\$949,900 - 85 51069 Rge Road 215, Rural Strathcona County**

MLS® #E4434319

**\$949,900**

3 Bedroom, 2.50 Bathroom, 3,085 sqft

Rural on 3.19 Acres

Los Villas, Rural Strathcona County, AB

Welcome home to your Gated Custom Built 3085 sq ft Bungalow on a VERY private 3.18 acres just 15 minutes to Sherwood Park! Enjoy your 9' ceilings with in-floor heating and loads of natural light. There are three bedrooms plus a dedicated office. Master features a 5 pc ensuite with a big walk-in closet. Living room has a beautiful ceramic fireplace and sliding doors to your covered deck overlooking your private oasis! Huge bonus room over the garage has its own 2 pc bath- perfect for watching the Oilers win the Cup! Triple attached garage also with in-floor heat and an abundance of storage. In the garage is the access to the 6' crawl space that also has loads of storage. There is a 30X50 concrete pad off the garage that can double as a pickleball court! There is also a 6000 gallon rainwater collection system, photo sensitive yard lights, outdoor speakers, firepit and many more features!!

Built in 2008

## **Essential Information**

MLS® #	E4434319
Price	\$949,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	3,085
Acres	3.19
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	85 51069 Rge Road 215
Area	Rural Strathcona County
Subdivision	Los Villas
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 1G7

### Amenities

Features	Air Conditioner
----------	-----------------

### Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood
Exterior Features	Private Setting, Treed Lot
Construction	Wood
Foundation	Insulated Concrete Form

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	8

## Zoning

## Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 10th, 2025 at 1:02am MDT