

# **\$1,707,000 - 278 52422 Rge Road 224, Rural Strathcona County**

MLS® #E4436104

**\$1,707,000**

5 Bedroom, 4.00 Bathroom, 3,727 sqft

Rural on 2.03 Acres

Boag Lake Estates, Rural Strathcona County, AB

SPECTACULAR ACREAGE IN BOAG LAKE ESTATES!!! Less than 5 minutes to Sherwood Park. Architecturally designed by Habitat Studios. Situated at the end of a cul-de-sac on 2 acres. Secluded & private with trees, beautiful landscaping including over 90 TONS of KOOTNEY MOUNTAIN ROCK! This beautiful one of a kind home offers a "Canmore feel" with the modern technology of Crestron Home Automation System, 2 Geothermal furnaces, 17 zone irrigation system & more! Massive open floor plan with vaulted ceiling. Huge living room, gorgeous stone fireplace & large dining area. Chef's DREAM KITCHEN with beautiful cabinetry, high end appliances, eating bar plus kitchen nook. Total of 5 bedrooms with closet organizers, 5 bathrooms & 2 offices. Gorgeous ensuite in Primary Bedroom plus a lovely balcony! HUGE DECK to enjoy! Fire pit area, shed and adjacent conservation easement. Municipal city & water (trickle system). TRIPLE ATTACHED GARAGE and 5700 square feet of stamped concrete driveway! You really CAN have it all!!

Built in 2007

## **Essential Information**



MLS® #	E4436104
Price	\$1,707,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	3,727
Acres	2.03
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	278 52422 Rge Road 224
Area	Rural Strathcona County
Subdivision	Boag Lake Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 6N1

### **Amenities**

Features	Deck, Fire Pit, Sunroom, Walkout Basement
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Geo Thermal
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Landscaped, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 12th, 2025  
Days on Market      36  
Zoning                Zone 80

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