

\$1,977,000 - 397 52458 Range Road 223, Rural Strathcona County

MLS® #E4437465

\$1,977,000

3 Bedroom, 4.00 Bathroom, 4,045 sqft

Rural on 2.84 Acres

Meadowlark Hills, Rural Strathcona County, AB

FANTASTIC H & S JONES built FAMILY ESTATE with over 6200 sq. ft. of development in this 2 STOREY with XL HOME OFFICE, TRIPLE GARAGE & WALKOUT! The 2nd. building offers 1118 Sq. ft. of LIVING AREA, 1 bed 2 baths, kitchen & balcony. The 3RD is a PERFECT 1949 sq. ft ACCESSIBLE SHOUSE with a GREAT ROOM, 3 beds, 3 baths, GRANITE SHOWER, STORAGE, PARKING for 2 & its own PATIO & YARD! 2.84 GROOMED ACRES with yards of CONCRETE, a WATERFALL, GAZEBO, FIREPIT, PVC FENCE, RV STORAGE & NEW \$80,000 SEPTIC SYSTEM & 40 YR SHINGLES! MAPLE HARDWOOD throughout this SPACIOUS home with FORMAL LIVING & DINING ROOM, the sunlit OFFICE features a FIREPLACE, BI CABINETS & its own FOYER. Family room with FEATURE WALL, STUNNING KITCHEN with GRANITE, HI-END STAINLESS, WI pantry & DECK ACCESS. Up to a generous PRIMARY with FIREPLACE, SPA ENSUITE, WI CLOSET, a bed & bath, LAUNDRY & BONUS/BED ROOM. WALKOUT to the back YARD/PATIO, BRAZILIAN HARDWOOD, GAMES/GYM, 2 FIREPLACES, FABULOUS THEATRE with all COMPONENTS, bedroom & 2 baths. WOW!



Built in 1997

Essential Information

MLS® #	E4437465
Price	\$1,977,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	4,045
Acres	2.84
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	397 52458 Range Road 223
Area	Rural Strathcona County
Subdivision	Meadowlark Hills
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 5V1

Amenities

Features	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Dog Run-Fenced In, Fire Pit, Front Porch, Gazebo, Guest Suite, R.V. Storage, Walkout Basement, Wet Bar, Workshop
Parking Spaces	20

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Suite	Yes
Has Basement	Yes

Basement Full, Finished

Exterior

Exterior Wood

Exterior Features Backs Onto Park/Trees, Cross Fenced, Fenced, Landscaped, Treed Lot,
See Remarks

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed May 20th, 2025

Days on Market 79

Zoning Zone 80

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