

# **\$1,495,000 - 26 51025 Rge Road 222, Rural Strathcona County**

MLS® #E4446516

**\$1,495,000**

3 Bedroom, 2.50 Bathroom, 1,984 sqft

Rural on 0.50 Acres

West Bear Haven, Rural Strathcona County, AB

West Bear Haven Estates is a prestigious community with many unique features. Secure, Gated community is nestled within the Northern Bear Golf Club and is very private. This stunning custom built bungalow home is located on a half acre homesite with a triple attached garage and a 22'x24' detached workshop/studio. Charming full width veranda at front, spacious foyer and gleaming hardwood floors create the first impression. Main floor den/office with full closet, huge living room with stacked stone fireplace & the kitchen is a chef's dream with granite counter tops, island & HUGE pantry, and the dining area overlooks the backyard. The primary suite offers a full ensuite with jetted tub & a large walk-in closet. Show stopping curved stairway leads to the lower level with two HUGE bedrooms (one with a walk in closet); a full bathroom, theater room and spacious rec room area with wet bar and wine cellar/cold room. Full width deck in the back offers extended out door living space. A MUST SEE!!

Built in 2006

## **Essential Information**



MLS® #	E4446516
Price	\$1,495,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,984
Acres	0.50
Year Built	2006
Type	Rural
Sub-Type	Detached Condominium
Style	Bungalow
Status	Active

### **Community Information**

Address	26 51025 Rge Road 222
Area	Rural Strathcona County
Subdivision	West Bear Haven
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1J5

### **Amenities**

Features	Air Conditioner, Bar, Deck, Fire Pit, Front Porch, Sprinkler Sys-Underground
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Gated Community, Golf Nearby, Low Maintenance Landscape
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 5th, 2025  
Days on Market                62  
Zoning                              Zone 80  
Condo Fee                        \$200

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