

# **\$699,900 - 26 52471 Rge Road 223, Rural Strathcona County**

MLS® #E4446811

**\$699,900**

5 Bedroom, 2.50 Bathroom, 1,582 sqft

Rural on 5.81 Acres

Royal Gardens (Strathcona), Rural Strathcona County, AB

Enjoy peaceful country living on 5.81 acres in Royal Gardens, just minutes away from Ardrossan & ShPk, you will find this beautifully maintained, dbl walled construction bungalow, featuring 5 bdrms, 2.5 baths & HEATED garage. A charming front verandah welcomes you & invites you in to a breezeway that connects the home & garage. The kitchen offers plenty of cabinets with pull out drawers & updated appliances. Hardwood is found in the living rm bathed in natural light. King sized primary with dual closets & ensuite with steam shower & soaker tub. 2 more bdrms & updated 4pc bath complement the functional layout. Moving down to the FF basement you will find an entertaining sized rec rm with laminate flooring. 2 bedrooms & plenty of storage complete the home. Tons of updates throughout the years include furnace, HWT, Shingles, Windows & Siding. The heated garage also features a workshop & RI plumbing for future bathroom & washer/dryer, as well as private access to the basement, providing unique opportunities!

Built in 1981

## **Essential Information**



MLS® #	E4446811
Price	\$699,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,582
Acres	5.81
Year Built	1981
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	26 52471 Rge Road 223
Area	Rural Strathcona County
Subdivision	Royal Gardens (Strathcona)
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4P9

### Amenities

Features	Deck, Patio, Skylight, Workshop, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting, Schools, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 9th, 2025

Days on Market 2

Zoning Zone 80

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