

# **\$1,299,900 - 109, 52471 Rge Rd 223, Rural Strathcona County**

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MLS® #E4423051

**\$1,299,900**

7 Bedroom, 6.00 Bathroom, 6,250 sqft

Rural on 4.25 Acres

Royal Gardens (Strathcona), Rural Strathcona County, AB

This home underwent a massive renovation and 2 additions in 2009 & 2016 where it became the luxurious ESTATE home that it is today! Providing ample space for multiple families, a home business, or for the dream of HOMESTEADING. This home has so many features with the main goal in mind being upscale COMFORT OF LIVING! With this you have Above Building Code requirements for wall thickness therefore superior thermal insulation keeping the utility bills low as there is no need for central AC. Both shingles and siding are the highest rated fire resistance. The home heat is provided by two 5 zone IN-FLOOR HEATING systems fan coil and forced air furnace. The way the Hot Water System is built there is never a possibility of running out of hot water & is also supplemented by solar preheating to reduce your water heating costs. Lastly, a grand elevator has been installed to accommodate transportation to the second floor! In addition, you will also find a 40X20' HEATED motorhome shop & 4 car HEATED attached garage!

Built in 1986

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4423051               |
| Price          | \$1,299,900            |
| Bedrooms       | 7                      |
| Bathrooms      | 6.00                   |
| Full Baths     | 5                      |
| Half Baths     | 2                      |
| Square Footage | 6,250                  |
| Acres          | 4.25                   |
| Year Built     | 1986                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 109, 52471 Rge Rd 223      |
| Area        | Rural Strathcona County    |
| Subdivision | Royal Gardens (Strathcona) |
| City        | Rural Strathcona County    |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T8A 4P9                    |

### Amenities

|                |  |
|----------------|--|
| Features       | Ceiling 9 ft., Closet Organizers, Deck, Dog Run-Fenced In, Hot Water Natural Gas, No Smoking Home, Parking-Extra, R.V. Storage, Vaulted Ceiling, See Remarks |
| Parking Spaces | 10   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Partial, Finished                               |

### Exterior

|          |      |
|----------|------|
| Exterior | Wood |
|----------|------|

|                   |   |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, Low Maintenance Landscape |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 50                  |
| Zoning         | Zone 80             |

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Listing information last updated on April 18th, 2025 at 9:02am MDT