

# **\$735,900 - 73 53046 Rge Road 222, Rural Strathcona County**

MLS® #E4438157

**\$735,900**

4 Bedroom, 3.00 Bathroom, 1,436 sqft

Rural on 4.27 Acres

Reno Ville, Rural Strathcona County, AB

2km to ARDROSSAN! This 4 BED, 3 FULL BATH acreage home has been loved by the same owners for over 40 years! A large yard, beautiful patio stone walkway & flower beds welcome you home. 4.27 ACRES of flat, grassed land with natural poplar, spruce, cedar and elm. The backyard is FULLY FENCED from the HEATED DBL DET GARAGE. The house has a newer METAL ROOF, TRIPLE PANE DOUBLE HUNG WINDOWS (clean from inside house!) upstairs & down, and many more renovations! Nice PORCELAIN TILE flows from the entrance into the updated kitchen, complete with tons of dark cabinetry and QUARTZ counters, a large island, and FARMHOUSE SINK. Dark HARDWOOD floors gleam in the living room and open dining room, leading out to a MASSIVE DECK with ALUMINUM RAILING. A reno'd main floor bath with CLAWFOOT TUB, primary bedroom with ENSUITE BATH, and 2 more generous bedrooms. Downstairs, a family room with WOOD FIREPLACE, large 4th bedroom, full bath and storage. Mechanical room with laundry, NEW HWT and PRESSURE TANK. Wired for hot tub.

Built in 1974

## **Essential Information**



MLS® #	E4438157
Price	\$735,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,436
Acres	4.27
Year Built	1974
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	73 53046 Rge Road 222
Area	Rural Strathcona County
Subdivision	Reno Ville
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2E8

### **Amenities**

Features	Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Level Land, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 23rd, 2025

Days on Market 11

Zoning Zone 80

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