

# **\$1,550,000 - 392 52304 Rge Road 233, Rural Strathcona County**

MLS® #E4439563

**\$1,550,000**

5 Bedroom, 4.50 Bathroom, 3,604 sqft

Rural on 0.36 Acres

Fountain Creek Estates, Rural Strathcona County, AB

**LUXURIOUS & EXQUISITE CUSTOM BUILT HOME IN FOUNTAIN CREEK ESTATES!**

Impressive from top to bottom with high quality finishings throughout! Featuring soaring ceilings, gleaming hardwood floors, an open front living room with double-sided gas fireplace & a massive front dining room.

**STUNNING BACKYARD!** Your own private oasis with covered deck, beautiful retaining wall, 7 ft fountain, concrete pad for a future hot-tub. **BEAUTIFUL KITCHEN!** Rich cabinetry, Granite, high end appliances, eating area & island. Lovely main floor laundry and den. Total of 5 bedrooms & 4 bathrooms.

Walk-in closets & Primary Bedroom features a private balcony & a **GORGEOUS ENSUITE!**

Spacious upper Bonus room with balcony.

Amazing basement with huge family room, gas fireplace, 2 bedrooms, bathroom, and storage space. Built-in speakers, central

air-conditioning, boiler system, and an

**OVERSIZED TRIPLE ATTACHED GARAGE!**

Aggregate driveway too! Prime location in one of Sherwood Park's most prestigious communities. See it and you will love it!!



Built in 2005

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4439563               |
| Price          | \$1,550,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,604                  |
| Acres          | 0.36                   |
| Year Built     | 2005                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 392 52304 Rge Road 233  |
| Area        | Rural Strathcona County |
| Subdivision | Fountain Creek Estates  |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8B 1C9                 |

### **Amenities**

|          |                       |
|----------|-----------------------|
| Features | Air Conditioner, Deck |
|----------|-----------------------|

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                       |
| Heating           | Forced Air-1, See Remarks, Natural Gas |
| Fireplace         | Yes                                    |
| Stories           | 3                                      |
| Has Basement      | Yes                                    |
| Basement          | Full, Finished                         |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood                                |
| Exterior Features | Fenced, Landscaped, Private Setting |
| Construction      | Wood                                |
| Foundation        | Concrete Perimeter                  |

**Additional Information**

Date Listed            May 30th, 2025  
Days on Market      31  
Zoning                Zone 80

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