

# **\$3,499,000 - 484 52304 Rge Rd 233, Rural Strathcona County**

MLS® #E4391397

**\$3,499,000**

6 Bedroom, 9.00 Bathroom, 9,600 sqft

Rural on 0.45 Acres

Fountain Creek Estates, Rural Strathcona County, AB

Extraordinary custom home will leave you in awe. Meticulously designed and crafted, it is in pristine condition. Featuring a traditional design style with detailed woodwork and graceful curved lines throughout. The jaw-dropping foyer boasts a magnificent staircase and stunning chandelier, leading to an astounding living room with a floor-to-ceiling fireplace, an entertainer's dream kitchen, and a charming eating area with panoramic views of the yard, pond, and downtown. Host guests in the grand formal dining room, enjoy a bourbon in the den, or gather at the spectacular basement bar and entertainment space. The main floor includes a guest suite, pantry, butler's pantry, and more. Upstairs are 4 additional bedroom suites and a tranquil sitting room. The primary suite offers his and her dressing rooms and a luxurious ensuite. The walkout basement features a 6th bedroom suite, full exercise room, yoga retreat, spa and theatre. Mobility friendly with full elevator, wide entrances, spacious halls and rooms!

Built in 2006

## **Essential Information**



MLS® #	E4391397
Price	\$3,499,000
Bedrooms	6
Bathrooms	9.00
Full Baths	8
Half Baths	2
Square Footage	9,600
Acres	0.45
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	484 52304 Rge Rd 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, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Exercise Room, Fire Pit, Patio, Smart/Program. Thermostat, Sauna; Swirlpool; Steam, Sprinkler Sys-Underground, Walkout Basement, Wet Bar, See Remarks
Parking Spaces	8

### Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, See Remarks, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped, Shopping Nearby, Stream/Pond, View City
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 4th, 2024
Days on Market	333
Zoning	Zone 80

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