

\$819,900 - 52472 Rge Rd 224, Rural Strathcona County

MLS® #E4431234

\$819,900

4 Bedroom, 3.50 Bathroom, 1,948 sqft

Rural on 3.04 Acres

Hunter Heights, Rural Strathcona County, AB

Fabulous location!! Just a few minutes from Sherwood Park in the golden triangle area, between Base Line Road and Wye Road. This large ranch style bungalow in Hunter Heights is on a peaceful 3 acres lot. The main floor boasts a sunny bright living room, a second family room with a stunning fireplace, classy crown molding throughout, modern kitchen with stainless steel appliances, dining room with a second fireplace with a sliding door out to a large deck for entertaining. Down the halls are three good sized bedroom's, the master bedroom has a 3-piece ensuite, a 4 piece bathroom and a 2-piece bathroom, plus main floor laundry. The lower level has a large Oiler's style entertainment room with a third fireplace, fitness area, large 3 piece bathroom with custom shower, a forth bedroom, and tons of storage etc... High efficiency furnace, hot water on demand with extra storage tank and a great double garage! This home is ready for new owners to enjoy country living, just on the edge of town!

Built in 1976

Essential Information

MLS® # E4431234

Price \$819,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,948 |
| Acres | 3.04 |
| Year Built | 1976 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 52472 Rge Rd 224 |
| Area | Rural Strathcona County |
| Subdivision | Hunter Heights |
| City | Rural Strathcona County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8A 4R6 |

Amenities

| | |
|----------|--|
| Features | Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Exercise Room, Hot Water Tankless, Parking-Extra, Patio, Natural Gas BBQ Hookup |
|----------|--|

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Private Setting |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 16th, 2025

Days on Market 19

Zoning Zone 80

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Listing information last updated on May 5th, 2025 at 8:32pm MDT