

# **\$700,000 - 53461 Rge Road 225, Rural Strathcona County**

MLS® #E4436295

**\$700,000**

3 Bedroom, 2.50 Bathroom, 1,240 sqft  
Rural on 3.39 Acres

None, Rural Strathcona County, AB

Welcome to this beautifully maintained 3 bedroom, 2.5 bathroom bungalow nestled on a serene 3.39-acre lot surrounded by mature trees. This inviting home features a bright and airy living room with a stylish tile-surround gas fireplace that flows seamlessly into the dining area and a well-sized kitchen – perfect for family living or entertaining guests. The spacious primary bedroom offers ample closet space and a private 4-piece ensuite. A convenient laundry area and 2-piece powder room complete the main floor. Downstairs, you™ll find a large rec room ideal for relaxing or hosting, along with an additional bedroom, a 3-piece bath, and plenty of storage space. Recent updates include newer shingles, a newer septic tank, and new paint and carpet in the basement. Enjoy the tranquility of country living with the convenience of being just 10 mins from Edmonton, 5 mins to Fort Saskatchewan or Sherwood Park, and near the future Bremner Town. This property is the perfect blend of comfort, space, and privacy.

Built in 1995

## **Essential Information**

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Price	\$700,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,240
Acres	3.39
Year Built	1995
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	53461 Rge Road 225
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4V3

### Amenities

Features	Air Conditioner, Deck, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 14th, 2025

Days on Market 34

Zoning Zone 80

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