

# **\$544,900 - 53235 Rge Road 212, Rural Strathcona County**

MLS® #E4445937

**\$544,900**

2 Bedroom, 2.00 Bathroom, 1,070 sqft

Rural on 11.86 Acres

None, Rural Strathcona County, AB

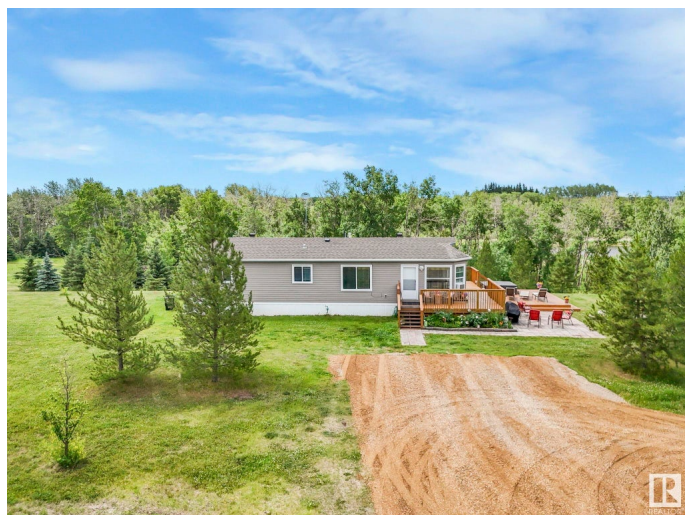
This 11.86 acre property features a stunning setting, mature trees, privacy, rolling land, garden and pond. Newer mobile home with new garage and new barn/shed. Move in and enjoy or start making plans to build your dream home. 2016 mobile home built with 2 bedrooms and 2 full baths. Open layout combines kitchen with pantry, dining and living room. Nice size primary with full ensuite. Mobile is skirted on screw in steel piles. Insulated garage is 26 x 26 with Wett Inspected woodburning stove and drain. Wrap around deck with hot tub and patio. Red barn/shed 12 x 24 features a loft and has electrical. Garden had new topsoil 2 yrs. Beautiful pond attracts wildlife and the perfect spot for ice skating in winter months. Set back off the road, not in a subdivision and agricultural zoning. Propane fuel supply for heat, cistern for water supply, septic is tank with straight discharge. 20 minutes east of Sherwood Park with easy access out to Hwy 16. Brookville Hall is just a few minutes away with playground.

Built in 2016

## **Essential Information**

MLS® #

E4445937



|                |                        |
|----------------|------------------------|
| Price          | \$544,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,070                  |
| Acres          | 11.86                  |
| Year Built     | 2016                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 53235 Rge Road 212      |
| Area        | Rural Strathcona County |
| Subdivision | None                    |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8G 1B5                 |

### Amenities

|                |                      |
|----------------|----------------------|
| Features       | Deck, Hot Tub, Patio |
| Parking Spaces | 8                    |

### Interior

|                   |                       |
|-------------------|-----------------------|
| Interior Features | ensuite bathroom      |
| Heating           | Forced Air-1, Propane |
| Stories           | 1                     |
| Has Basement      | Yes                   |
| Basement          | None, No Basement     |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Prefab                                                       |
| Exterior Features | Landscaped, Playground Nearby, Private Setting, Rolling Land |
| Construction      | Prefab                                                       |
| Foundation        | Piling                                                       |

### Additional Information

Date Listed July 4th, 2025

Days on Market 31

Zoning Zone 60

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Listing information last updated on August 4th, 2025 at 7:48pm MDT