

# **\$1,100,000 - 52551 Rge Road 225, Rural Strathcona County**

MLS® #E4422953

**\$1,100,000**

6 Bedroom, 4.00 Bathroom, 2,795 sqft

Rural on 2.00 Acres

None, Rural Strathcona County, AB

Custom built Home in a Dream Location, with THE Dream Shop! Bright and cheery, this home offers so many options for quick commuting or running your own home based business, or for keeping the toy collection safe and sound. Attached heated shop is over 1500 sq feet with 2 14' doors, in floor heating, plus another bonus triple + insulated garage. Main house is 1700 sq feet, gorgeous upper composite deck and walk out patio to the hot tub. Get creative with the additional 1080 sq ft flex space for work or play. Pride of ownership throughout, the primary has a large w/i closet and 4 pc ensuite, next two bedrooms have a j&j bathroom, 4th bedroom is a good size and another 4pc bath. The cavernous basement offers plenty of entertaining area and adds another 2 bedrooms and bath. New boiler system serves the entire house and shop, keeping everything cozy. This nicely treed and grassed acreage is not in a subdivision keeping options open. Low maint metal roof and plenty of parking, this home has it all! Act now!

Built in 2002

## **Essential Information**

MLS® #

E4422953



Price	\$1,100,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,795
Acres	2.00
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	52551 Rge Road 225
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4R9

### Amenities

Features	Ceiling 9 ft., Deck, Hot Tub, Patio, Walkout Basement, Wet Bar, 9 ft. Basement Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Level Land
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed February 26th, 2025

Days on Market 66

Zoning Zone 80

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