# \$1,739,900 - 170 52367 Rge Road 223, Rural Strathcona County

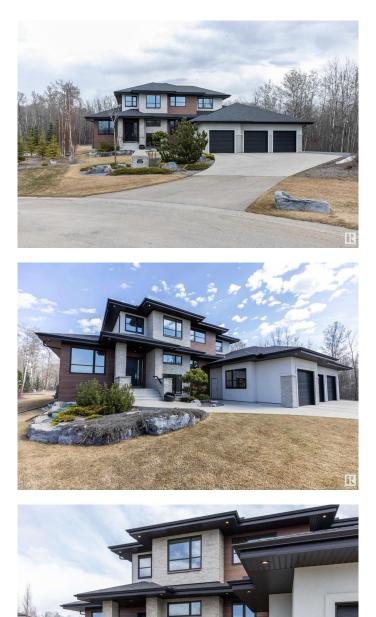
MLS® #E4432118

#### \$1,739,900

4 Bedroom, 3.50 Bathroom, 3,056 sqft Rural on 0.84 Acres

Grange Country Estates, Rural Strathcona County, AB

Welcome to the Grange Country Estates & this one-of-a-kind, 3,000 sqft executive custom-built dream home on 0.84 acres, backing & siding onto municipal & environmental reserves. The main floor impresses with 10â€<sup>™</sup> ceilings, a home office with built-in floating credenza & cabinetry, & a stunning open concept design. The designer kitchen showcases a 12' island, walk-in pantry, butler kitchen, & premier built-in Miele appliances. The large eating area is ideal for family gatherings, while the family room features a built-in TV & 9' fireplace. Step out to a covered deck & backyard oasis with putting green, sunken trampoline, & fire pit with stone surround. Upstairs offers a laundry room, 3 bedrooms including a spa-like primary suite with 4pc ensuite & walk-in closet with built-ins, plus a 5pc main bath. The finished basement boasts 9' ceilings, a theater room, rec area, wet bar, workout room, bedroom, 3pc bath, & sauna. Heated triple garage with access to an attached 1,600 sqft heated shop with in-floor heat.



Built in 2016

**Essential Information** 

MLS® #	E4432118
Price	\$1,739,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,056
Acres	0.84
Year Built	2016
Туре	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	170 52367 Rge Road 223
Area	Rural Strathcona County
Subdivision	Grange Country Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1A8

### Amenities

Features	Ceiling 10 ft., Deck, Exercise Room, Fire Pit, Wet Bar, 9 ft. Basement
	Ceiling

## Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood					
Exterior Features	Backs Treed L	Park/Trees,	Cul-De-Sac,	Landscaped,	Private	Setting,

ConstructionWoodFoundationConcrete Perimeter

#### **Additional Information**

Date ListedApril 22nd, 2025Days on Market9ZoningZone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 6:47pm MDT