

# **\$825,000 - 218 21252 Twp Road 540, Rural Strathcona County**

MLS® #E4433154

**\$825,000**

6 Bedroom, 3.50 Bathroom, 3,993 sqft

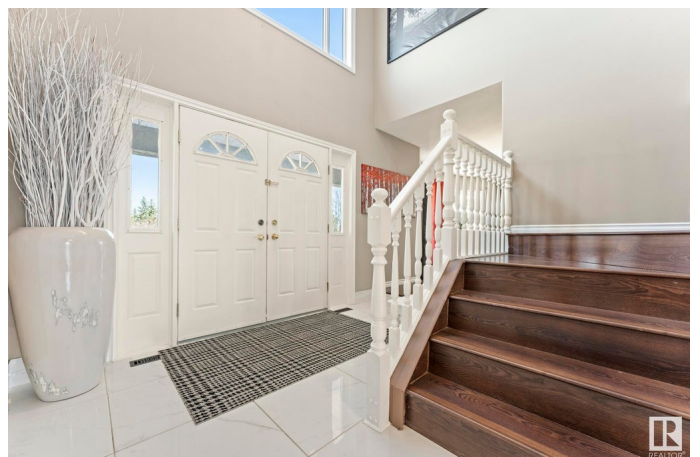
Rural on 3.04 Acres

Gunnmanor Estates, Rural Strathcona County, AB

Among gentle hills, this 3-acre treed sanctuary offers what the suburbs can't - space to breathe. Nearly 4,000 sq ft of possibility spreads across 6 BEDROOMS, with two featuring private balconies perfect for stargazing & aurora viewing. The apple and fruit ORCHARD promise memories of autumn harvests with loved ones, while the massive deck & patio set the stage for summer barbecues and winter hot chocolate gatherings. Your imagination can transform the unfinished basement (with SEPARATE ENTRANCE) into anything while the breezeway connecting house and garage begs to become something uniquely yours, whether it's expanding the garage, creating an office, or a Pinterest worthy mudroom. Just 20 mins from the Park or Fort Sask, this Gunnmanor Estates property offers both connection & escape. Modern conveniences like UPDATED SEPTIC, water softener, & filtration system handle the practical, while the fully fenced grounds & sunset views feed your soul. Freedom, possibility, and peace— all for less than you'd expect.

Built in 1993

## **Essential Information**



MLS® #	E4433154
Price	\$825,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,993
Acres	3.04
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	218 21252 Twp Road 540
Area	Rural Strathcona County
Subdivision	Gunnmanor Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 2A1

### Amenities

Features	Deck, Exterior Walls- 2"x6", Fire Pit, No Smoking Home, Vinyl Windows
Parking Spaces	8

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 28th, 2025

Days on Market                3

Zoning                            Zone 60

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 1:32pm MDT