

\$650,000 - 169 52312 Rge Road 223, Rural Strathcona County

MLS® #E4441995

\$650,000

4 Bedroom, 1.50 Bathroom, 1,068 sqft

Rural on 3.22 Acres

McConnell Estates, Rural Strathcona County, AB

Welcome to your own private retreat in McConnell Estates, BACKING a POND & surrounded by mature trees, just minutes from Sherwood Park. This ORIGINAL OWNER home features 4 bedrooms, 1.5 baths & TRIPLE garage. A spacious entry invites you in & opens to the family sized living room with updated picture window. The kitchen offers plenty of cabinets, stainless steel appliances & peninsula island that looks over the dining area. Moving upstairs you will find 2 generous sized bedrooms & 4pc bath. Family sized rec room with fireplace is found on the lower 3rd level, along with 3rd bedrooms & bathroom. The basement is finished with 4th bedroom, laundry & ample storage. UPDATES include WINDOWS, FURNACE & ROOF (2012). LOVE the peace & quiet while sitting on the deck, or working in the workshop. 12x16 Barn with NEW ROOF. Acreage living doesn't get better than this solid family home & it's waiting for you to make it yours!

Built in 1971

Essential Information

MLS® # E4441995

Price \$650,000



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,068
Acres	3.22
Year Built	1971
Type	Rural
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	169 52312 Rge Road 223
Area	Rural Strathcona County
Subdivision	McConnell Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1B3

Amenities

Features	Deck, Patio, Vinyl Windows, See Remarks
----------	---

Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Fenced, Landscaped, Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed June 12th, 2025

Days on Market 4

Zoning Zone 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 June 16th, 2025 at 1:18pm MDT