

# \$949,998 - 13 52552 Rge Road 224, Rural Strathcona County

MLS® #E4426039

**\$949,998**

5 Bedroom, 2.50 Bathroom, 1,405 sqft  
Rural on 2.67 Acres

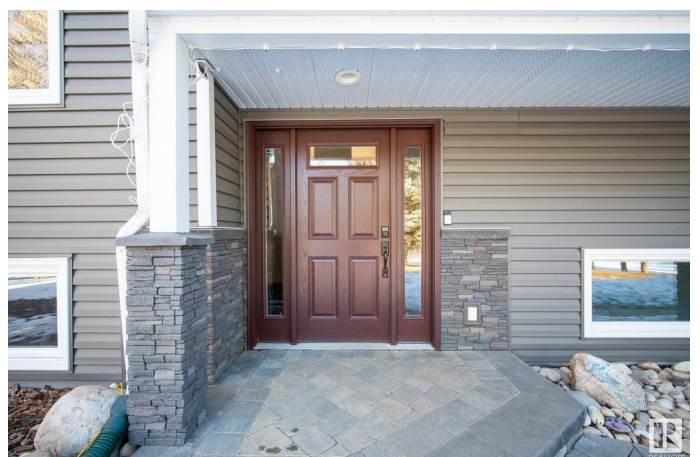
Sun Hill Estates, Rural Strathcona County, AB

Welcome to this charming home in the desirable Sunhill Estates, offering 2.67 acres of private land backing onto crown land all just minutes from Sherwood Park. W/ 5 bedrms & a functional layout, this home offers ample space for family living. The main floor features a spacious living room w/ massive windows that offers views of the surrounding landscape. The kitchen seamlessly connects to the separate dining area. The main floor also boasts 3 bedrms, including a primary suite w/ a 2pc ensuite. Head downstairs where you'll find a lg rec room w/ a wood-burning FP, 2 additional bedrms, & a 3pc bath. The home has been thoughtfully upgraded throughout, including totally new field septic system, new windows, doors, roof, siding, eavestroughs, furnace & hot water tank. The property features a composite deck that wraps around the entire exterior, along w/ a triple heated garage offering ample space for vehicles and storage. The fully fenced yard with a gated entrance ensures a secure and private outdoor area.

Built in 1976

## Essential Information

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Price	\$949,998
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,405
Acres	2.67
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	13 52552 Rge Road 224
Area	Rural Strathcona County
Subdivision	Sun Hill Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4R7

### **Amenities**

Features	See Remarks
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Corner Lot, Fenced, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 17th, 2025

Days on Market 17

Zoning Zone 80

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Listing information last updated on April 3rd, 2025 at 5:02pm MDT