

Courtesy Of Sonia Tarabay Of RE/MAX Elite

# **\$748,707 - 53024 Rge Road 215, Rural Strathcona County**

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MLS® #E4426922

**\$748,707**

3 Bedroom, 1.00 Bathroom, 2,101 sqft  
Rural on 39.67 Acres

None, Rural Strathcona County, AB

ATTENTION ALL HORSE LOVERS!! You'll find it all here! Nearly 40 ACRES plus a HEATED BARN with 9 stalls, open hay shed and a detached TRIPLE CAR GARAGE! INCREDIBLE VALUE and located only 8 miles to Sherwood Park and 3 miles to Ardrossan! This lovely and upgraded BUNGALOW offers 2100 square feet and features a wonderful floor plan. Open entry area with mud room, huge family room with hardwood flooring and wood-burning fireplace. Bright and cheery eat-in kitchen and an open and spacious adjacent living room. There are 3 bedrooms on the main plus a 5 piece bathroom. This property has a bored well with new pump to run horse water. Newer septic pump as well. 3300 gallon cistern for house. Boiler (2009), baseboard radiant heating in house, addition (family room) has its own furnace, windows and siding have been replaced over the years and shingles are approximately 10 years old. IMMEDIATE POSSESSION is available! Visit REALTOR® website for more information.



Built in 1964

## **Essential Information**

MLS® #	E4426922
Price	\$748,707

Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	2,101
Acres	39.67
Year Built	1964
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	53024 Rge Road 215
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 2E3

### **Amenities**

Features	See Remarks
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### **Interior**

Heating	Hot Water, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Landscaped, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	13

## Zoning

## Zone 80

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Listing information last updated on April 3rd, 2025 at 7:32pm MDT