

# **\$1,195,000 - 38 52449 Rge Road 222, Rural Strathcona County**

MLS® #E4428490

**\$1,195,000**

4 Bedroom, 3.50 Bathroom, 2,367 sqft

Rural on 3.05 Acres

Garden Estates, Rural Strathcona County, AB

A Rare find in Strathcona County. Home with City Water line plus Shop Ideal for Car enthusiast, woodworking or anything else that requires a 2500 sq ft heated SHOP!! Dream shop with 12' doors - 3 Ton Crane - 2 Piece Bath - laundry hookup and BONUS PAVED driveway too!! Gone with the wind front entry and staircase greets you as you enter this 2366 sq ft Home & fully dev. basement. Cathedral ceiling in living room & main flr family room with gleaming Hardwood flrs. Dream Kitchen with massive Island with pop up plugs - corner pantry & more. Garden drs off kitchen leads to 3 season sunroom & deck for the whole family to enjoy. Dble french drs to main flr den. Main flr Laundry & entry to Triple Heated Garage. Primary Bedroom boasts Hardwood flrs, large walk-in closet full ensuite bath with jet tub + garden door to Bistro deck overlooking back yard. 2 more bedrooms and full bath complete upper floor. Shingles on home/shop 2 yrs- electric front gate! Fully dev bsmt with 4th Bdrm, 4th Bath, gym area & more.

Built in 1998

## **Essential Information**

MLS® #

E4428490



|                |                        |
|----------------|------------------------|
| Price          | \$1,195,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,367                  |
| Acres          | 3.05                   |
| Year Built     | 1998                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 38 52449 Rge Road 222   |
| Area        | Rural Strathcona County |
| Subdivision | Garden Estates          |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8E 2G6                 |

### Amenities

|          |  |
|----------|--|
| Features | Air Conditioner, Deck, Exterior Walls- 2"x6", Greenhouse, R.V. Storage, Sunroom, Vinyl Windows, Workshop |
|----------|--|

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Landscaped         |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

**Additional Information**

Date Listed            March 31st, 2025  
Days on Market      20  
Zoning                Zone 80

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