

# **\$1,399,000 - 284 52367 Rge Road 223, Rural Strathcona County**

MLS® #E4424089

**\$1,399,000**

4 Bedroom, 4.00 Bathroom, 2,320 sqft

Rural on 0.79 Acres

Grange Country Estates, Rural Strathcona County, AB

Experience luxury, sophistication & elegance beautifully combined in a stunning 4 B/R bungalow in The Grange! This charming home offers everything you could dream of!

Impressive front entryway welcomes you into the grand walk-thru office, spacious living rm featuring soaring 10' ceilings & stunning gas f/p. The kitchen is sure to impress! Features built-in maple cabinetry throughout, vast granite island, bar sink, dining area & top-of-the-line appliances. Chic master b/r boasting a stunning view & luxurious 5 pce ensuite fit for a queen. Main floor is complemented by a 2nd b/r & fantastic laundry rm. The house is filled w/numerous windows & ample light. BASEMENT features a spacious rec rm, 2 extra b/r's + 3 addt'l storage rms! Lush carpet, sliding barn doors & 3 pce bath! Beautiful hardwood floors, full surround system, triple garage w/epoxy floor & 2pce bath, exposed aggregate driveway, incredible landscaping, great deck, new HW tank, new in-line pump, AC, treed & backs green space! SIMPLY GORGEOUS!

Built in 2013

## **Essential Information**



MLS® #	E4424089
Price	\$1,399,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,320
Acres	0.79
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	284 52367 Rge Road 223
Area	Rural Strathcona County
Subdivision	Grange Country Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1H8

### Amenities

Features	Air Conditioner, Deck, Detectors Smoke
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Landscaped, Park/Reserve
Construction	Wood
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 5th, 2025
Days on Market	58
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 May 2nd, 2025 at 2:47am MDT