

\$2,199,900 - 397 52458 Rge Road 223, Rural Strathcona County

MLS® #E4433101

\$2,199,900

8 Bedroom, 6.50 Bathroom, 3,589 sqft

Rural on 3.28 Acres

Meadowlark Hills, Rural Strathcona County, AB

Executive 2 storey walkout with 10â€™™ triple car garage on an acreage within a 10-min drive to Sherwood Park. Unique property with 3 separate homes on 3.28 acres. Main home features 3589 sq.ft, living room, formal dining, family room & office. H/w flooring throughout, upgraded kitchen with & granite countertops which leads out to an amazing deck overlooking a waterfall. Upstairs is the primary bedrm with 5-piece ensuite, gas F/P & walk-in closet, 2 more large bdms, full bath and laundry room. Bment has in floor heating, 2 bed rms, full bath, family room & games room with a F/P all looking out to a walkout concrete patio with a fire pit overlooking the beautiful yard. 2nd suit 933 sq.t open concept suite and offers 1 bedroom, den, modern kitchen, Triple car garage 5-piece bath and with its own backyard. A 3rd suite feature 2273 sq.ft with modern kitchen, bedrm and 1.5 baths its own backyard and beautiful round gazebo. Other features of the home include 2 Central AC, wheelchair accessible, newly septic tanks

Built in 1997

Essential Information

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Price	\$2,199,900
Bedrooms	8
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	3,589
Acres	3.28
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	397 52458 Rge Road 223
Area	Rural Strathcona County
Subdivision	Meadowlark Hills
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 5V1

Amenities

Features	Air Conditioner, Deck, Exterior Walls- 2"x6", Fire Pit, Front Porch, Gazebo, Guest Suite, Parking-Extra, Parking-Visitor, Patio, Vinyl Windows, Walkout Basement, See Remarks
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cross Fenced, Fenced, Fruit Trees/Shrubs, Landscaped, Paved Lane, Private Setting, See Remarks
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed April 27th, 2025

Days on Market 3

Zoning Zone 80

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