

# **\$899,900 - 314 52349 Rge Road 222, Rural Strathcona County**

MLS® #E4442541

**\$899,900**

5 Bedroom, 3.00 Bathroom, 1,464 sqft

Rural on 8.87 Acres

Adam Lily Acres, Rural Strathcona County, AB

Located in Adam Lily Acres, only 5 minutes to Sherwood Park, is this almost 1500 sq ft air-conditioned home that has been exceptionally maintained and sits on 8.87 of well manicured acres that is fenced & cross fenced for horses or hobby farm enthusiast with a horse shelter, round pen, corals & 3 sheds & 2- 24X26 & 26x28 garages. Inside features hand scraped hardwood floors throughout the main floor with a u-shaped kitchen that hosts SS appliances & granite counter tops & adjoins the dining area, that has sliding doors to the large side deck, & flows into the cozy living area with wood burning fireplace. Down a short hallway is the primary bdrm with full 3pc ensuite & sliding patio doors that lead to a 2nd deck with hot tub. 2 other good size bedrooms & main bthrm complete this level. The FF basement includes a large rec room, 2 bedrooms, 3 pc bright bathroom, storage & utility room. Recent reno's include kitchen (2015), triple pane windows(2016), H2O tank & Lenox furnace with A/C (2018), Shingles(2015).

Built in 1992

## **Essential Information**

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|                |                        |
|----------------|------------------------|
| Price          | \$899,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,464                  |
| Acres          | 8.87                   |
| Year Built     | 1992                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 314 52349 Rge Road 222  |
| Area        | Rural Strathcona County |
| Subdivision | Adam Lily Acres         |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8C 1A4                 |

### Amenities

|          |                                                                  |
|----------|------------------------------------------------------------------|
| Features | Air Conditioner, Deck, Fire Pit, Hot Tub, Natural Gas BBQ Hookup |
|----------|------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood                                                 |
| Exterior Features | Cross Fenced, Fenced, Flat Site, Landscaped, Schools |
| Construction      | Wood                                                 |
| Foundation        | Concrete Perimeter                                   |

### Additional Information

Date Listed June 14th, 2025

Days on Market 49

Zoning Zone 80

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Listing information last updated on August 2nd, 2025 at 2:47pm MDT