

# **\$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**

MLS® #

E4442541



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
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### 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 2

Zoning Zone 80

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Listing information last updated on June 16th, 2025 at 1:02pm MDT