

# **\$779,000 - 26 52411 Rge Road 214, Rural Strathcona County**

MLS® #E4445250

**\$779,000**

4 Bedroom, 3.00 Bathroom, 1,241 sqft

Rural on 3.23 Acres

Tanglewood, Rural Strathcona County, AB

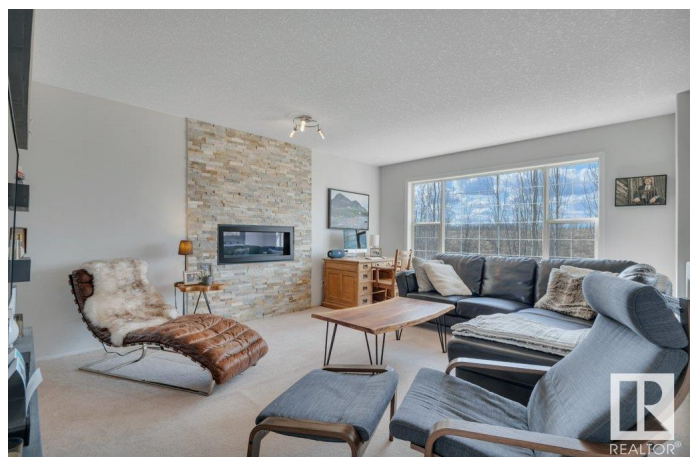
Acreage living at its finest, this walk-out bi-level on 3+ acres offers over 1240 sq ft of living space. Having city water eliminates the need for time consuming water hauling. This bright home features 3 bedrooms upstairs, including the primary bedroom with a 3 piece ensuite. The lower level has been extensively updated and has 9-foot ceilings, an additional bedroom, 3 piece bathroom and rec room. Updates include a newer roof, basement reno, in-floor heating and fencing. The property is beautifully landscaped with natural fresh water sources for a gardening area to grow your own produce and a pond for learning how to skate like the next big hockey star and enjoying wildlife. Experience the peace of acreage living with the security of being located within a subdivision. Located 10 minutes from Sherwood Park, it's close to the rapidly growing Ardrossan, spray parks, and a rec centre. Nearby schools provide great educational opportunities. A rare find offering tranquility and modern amenities.

Built in 1999

## **Essential Information**

MLS® # E4445250

Price \$779,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,241                  |
| Acres          | 3.23                   |
| Year Built     | 1999                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 26 52411 Rge Road 214   |
| Area        | Rural Strathcona County |
| Subdivision | Tanglewood              |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8E 2G8                 |

### Amenities

|          |                                                                                                                                             |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Detectors Smoke, No Animal Home, No Smoking Home, Patio, R.V. Storage, Recreation Room/Centre, Vinyl Windows, Walkout Basement, See Remarks |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Rolling Land, Schools, Shopping Nearby, Sloping Lot, Treed Lot, Vegetable Garden, See Remarks, Partially Fenced |
| Construction      | Wood                                                                                                                                                                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 2nd, 2025

Days on Market                31

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 August 2nd, 2025 at 3:02pm MDT