

Courtesy Of Trina P Hodges Of RE/MAX Excellence

\$899,900 - 52044 Rge Road 204, Rural Strathcona County

MLS® #E4449889

\$899,900

4 Bedroom, 2.00 Bathroom, 1,542 sqft

Rural on 40.03 Acres

None, Rural Strathcona County, AB

Tucked away in a peaceful & private setting, this versatile 40-acre property offers the perfect blend of lifestyle, opportunity & country charm. Whether you're dreaming of running a home-based business, starting your own hobby farm or simply escaping the hustle of city life, this property has it all. The spacious & updated home features 3 bedrooms plus a flex room that could serve as a 4th bedroom, a large great room with a cozy fireplace, & a bright kitchen with island, warm pine cabinetry & S/S appliances. The walk-out basement includes a family room with a 2nd fireplace & new carpet, plus a private office & 3pc bath, perfect for guests. Functional upgrades include a new furnace, A/C, newer shingles, and a 3000-gal cistern. Outdoors, the possibilities are endless: Small animal paddocks & fenced areas, Micro orchard, established gardens, waterfall feature, beautiful landscaping & trails through the trees to Wanisan Lake. Triple, HEATED garage. The 1500 sqft shop was most recently used as a dog kennel.

Built in 1989

Essential Information

MLS® # E4449889



Price	\$899,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,542
Acres	40.03
Year Built	1989
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	52044 Rge Road 204
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 1G3

Amenities

Features	Air Conditioner, Deck, Dog Run-Fenced In, Walkout Basement, See Remarks
----------	---

Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Private Setting, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed July 26th, 2025

Days on Market 7

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 12:17am MDT