

\$819,900 - 52472 Rge Rd 224, Rural Strathcona County

MLS® #E4431234

\$819,900

4 Bedroom, 3.50 Bathroom, 1,948 sqft

Rural on 3.04 Acres

Hunter Heights, Rural Strathcona County, AB

Fabulous location!! Just a few minutes from Sherwood Park in the golden triangle area, between Base Line Road and Wye Road. This large ranch style bungalow in Hunter Heights is on a peaceful 3 acres lot. The main floor boasts a sunny bright living room, a second family room with a stunning fireplace, classy crown molding throughout, modern kitchen with stainless steel appliances, dining room with a second fireplace with a sliding door out to a large deck for entertaining. Down the halls are three good sized bedroom's, the master bedroom has a 3-piece ensuite, a 4 piece bathroom and a 2-piece bathroom, plus main floor laundry. The lower level has a large Oiler's style entertainment room with a third fireplace, fitness area, large 3 piece bathroom with custom shower, a forth bedroom, and tons of storage etc... High efficiency furnace, hot water on demand with extra storage tank and a great double garage! This home is ready for new owners to enjoy country living, just on the edge of town!

Built in 1976

Essential Information

MLS® # E4431234

Price \$819,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,948
Acres	3.04
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	52472 Rge Rd 224
Area	Rural Strathcona County
Subdivision	Hunter Heights
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4R6

Amenities

Features	Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Exercise Room, Hot Water Tankless, Parking-Extra, Patio, Natural Gas BBQ Hookup
----------	--

Interior

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

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed April 16th, 2025

Days on Market 22

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 May 8th, 2025 at 12:32am MDT