

\$1,739,900 - 170 52367 Rge Road 223, Rural Strathcona County

MLS® #E4432118

\$1,739,900

4 Bedroom, 3.50 Bathroom, 3,056 sqft

Rural on 0.84 Acres

Grange Country Estates, Rural Strathcona County, AB

Welcome to the Grange Country Estates & this one-of-a-kind, 3,000 sqft executive custom-built dream home on 0.84 acres, backing & siding onto municipal & environmental reserves. The main floor impresses with 10' ceilings, a home office with built-in floating credenza & cabinetry, & a stunning open concept design. The designer kitchen showcases a 12' island, walk-in pantry, butler kitchen, & premier built-in Miele appliances. The large eating area is ideal for family gatherings, while the family room features a built-in TV & 9' fireplace. Step out to a covered deck & backyard oasis with putting green, sunken trampoline, & fire pit with stone surround. Upstairs offers a laundry room, 3 bedrooms including a spa-like primary suite with 4pc ensuite & walk-in closet with built-ins, plus a 5pc main bath. The finished basement boasts 9' ceilings, a theater room, rec area, wet bar, workout room, bedroom, 3pc bath, & sauna. Heated triple garage with access to an attached 1,600 sqft heated shop with in-floor heat.

Built in 2016

Essential Information



MLS® #	E4432118
Price	\$1,739,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,056
Acres	0.84
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	170 52367 Rge Road 223
Area	Rural Strathcona County
Subdivision	Grange Country Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1A8

Amenities

Features	Ceiling 10 ft., Deck, Exercise Room, Fire Pit, Wet Bar, 9 ft. Basement Ceiling
----------	--------------------------------------------------------------------------------

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Private Setting, Treed Lot

Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 22nd, 2025
Days on Market	8
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 April 30th, 2025 at 1:17pm MDT