

# **\$2,199,900 - 397 52458 Rge Road 223, Rural Strathcona County**

MLS® #E4433101

**\$2,199,900**

8 Bedroom, 6.50 Bathroom, 3,589 sqft

Rural on 3.28 Acres

Meadowlark Hills, Rural Strathcona County, AB

Executive 2 storey walkout with 10â€™™ triple car garage on an acreage within a 10-min drive to Sherwood Park. Unique property with 3 separate homes on 3.28 acres. Main home features 3589 sq.ft, living room, formal dining, family room & office. H/w flooring throughout, upgraded kitchen with & granite countertops which leads out to an amazing deck overlooking a waterfall. Upstairs is the primary bedrm with 5-piece ensuite, gas F/P & walk-in closet, 2 more large bdms, full bath and laundry room. Bment has in floor heating, 2 bed rms, full bath, family room & games room with a F/P all looking out to a walkout concrete patio with a fire pit overlooking the beautiful yard. 2nd suit 933 sq.t open concept suite and offers 1 bedroom, den, modern kitchen, Triple car garage 5-piece bath and with its own backyard. A 3rd suite feature 2273 sq.ft with modern kitchen, bedrm and 1.5 baths its own backyard and beautiful round gazebo. Other features of the home include 2 Central AC, wheelchair accessible, newly septic tanks

Built in 1997

## **Essential Information**

MLS® #                      E4433101



Price	\$2,199,900
Bedrooms	8
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	3,589
Acres	3.28
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	397 52458 Rge Road 223
Area	Rural Strathcona County
Subdivision	Meadowlark Hills
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 5V1

### Amenities

Features	Air Conditioner, Deck, Exterior Walls- 2"x6", Fire Pit, Front Porch, Gazebo, Guest Suite, Parking-Extra, Parking-Visitor, Patio, Vinyl Windows, Walkout Basement, See Remarks
----------	---

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cross Fenced, Fenced, Fruit Trees/Shrubs, Landscaped, Paved Lane, Private Setting, See Remarks
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 27th, 2025

Days on Market                3

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 7:47am MDT