

\$1,707,000 - 278 52422 Rge Road 224, Rural Strathcona County

MLS® #E4436104

\$1,707,000

5 Bedroom, 4.00 Bathroom, 3,727 sqft

Rural on 2.03 Acres

Boag Lake Estates, Rural Strathcona County, AB

SPECTACULAR ACREAGE IN BOAG LAKE ESTATES!!! Less than 5 minutes to Sherwood Park. Architecturally designed by Habitat Studios. Situated at the end of a cul-de-sac on 2 acres. Secluded & private with trees, beautiful landscaping including over 90 TONS of KOOTNEY MOUNTAIN ROCK! This beautiful one of a kind home offers a "Canmore feel" with the modern technology of Crestron Home Automation System, 2 Geothermal furnaces, 17 zone irrigation system & more! Massive open floor plan with vaulted ceiling. Huge living room, gorgeous stone fireplace & large dining area. Chef's DREAM KITCHEN with beautiful cabinetry, high end appliances, eating bar plus kitchen nook. Total of 5 bedrooms with closet organizers, 5 bathrooms & 2 offices. Gorgeous ensuite in Primary Bedroom plus a lovely balcony! HUGE DECK to enjoy! Fire pit area, shed and adjacent conservation easement. Municipal city & water (trickle system). TRIPLE ATTACHED GARAGE and 5700 square feet of stamped concrete driveway! You really CAN have it all!!

Built in 2007

Essential Information



| | |
|----------------|------------------------|
| MLS® # | E4436104 |
| Price | \$1,707,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 2 |
| Square Footage | 3,727 |
| Acres | 2.03 |
| Year Built | 2007 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 278 52422 Rge Road 224 |
| Area | Rural Strathcona County |
| Subdivision | Boag Lake Estates |
| City | Rural Strathcona County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8A 6N1 |

Amenities

| | |
|----------|---|
| Features | Deck, Fire Pit, Sunroom, Walkout Basement |
|----------|---|

Interior

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

Exterior

| | |
|-------------------|-----------------------------|
| Exterior | Wood |
| Exterior Features | Landscaped, Private Setting |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 12th, 2025
Days on Market 56
Zoning Zone 80

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