# \$1,275,000 - 279 53017 Range Road 223, Rural Strathcona County

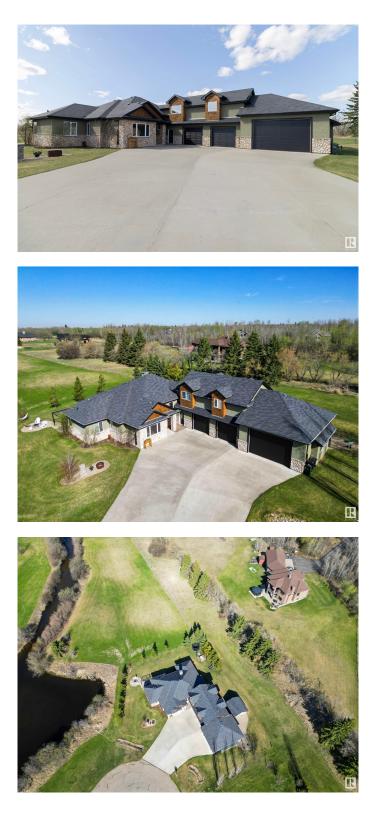
MLS® #E4440518

## \$1,275,000

4 Bedroom, 3.50 Bathroom, 3,554 sqft Rural on 0.45 Acres

Habitat Acres, Rural Strathcona County, AB

Experience refined country living in this extraordinary 3,600 sq ft open-plan bungalow, nestled beside a serene pond and backing onto peaceful reserve land with panoramic, million-dollar views. Flooded with natural light from expansive windows fitted with power blinds, the home seamlessly combines rustic warmth and contemporary elegance. A grand stone wood-burning fireplace anchors the impressive great room, while the chef's kitchen features top-of-the-line appliances, granite countertops, and handcrafted hickory cabinetry. The luxurious primary suite is a private retreat with a spa-inspired ensuite designed for relaxation. Upstairs, two generously sized bedrooms each offer air conditioning, private ensuites, walk-in closets, and a cozy shared lounge. Heated concrete floors run throughout the main level, including the epoxy-finished quad garageâ€"partially converted into a state-of-the-art home gym. With city-grade services like trickle water and a full sewer system, this rare gem offers the best of both wo



Built in 2008

#### **Essential Information**

MLS® #

E4440518

Price	\$1,275,000	
Bedrooms	4	
Bathrooms	3.50	
Full Baths	3	
Half Baths	1	
Square Footage	3,554	
Acres	0.45	
Year Built	2008	
Туре	Rural	
Sub-Type	Detached Single Family	
Style	Bungalow	
Status	Active	

## **Community Information**

Address	279 53017 Range Road 223
Area	Rural Strathcona County
Subdivision	Habitat Acres
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2M3

## Amenities

Features	Fire Pit
Parking Spaces	10

## Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Landscaped, Private Setting
Construction	Wood

Foundation Slab

#### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	40
Zoning	Zone 80
HOA Fees	1655
HOA Fees Freq.	Quarterly

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Listing information last updated on July 14th, 2025 at 9:47pm MDT