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

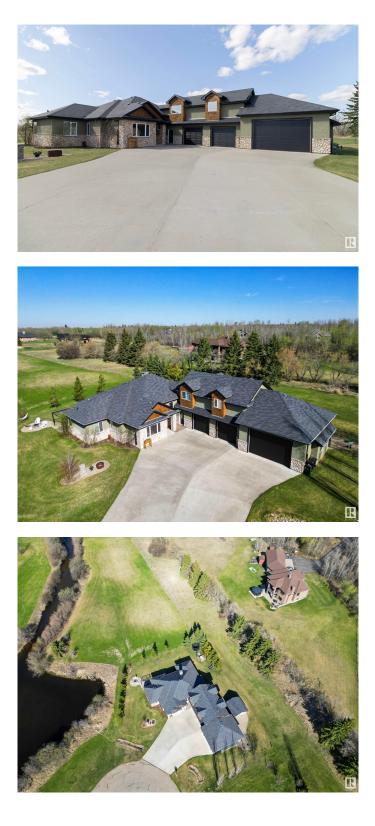
MLS® #E4440518

\$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