

\$1,149,900 - 194 52422 Rge Road 224, Rural Strathcona County

MLS® #E4461527

\$1,149,900

4 Bedroom, 2.50 Bathroom, 1,835 sqft

Rural on 1.98 Acres

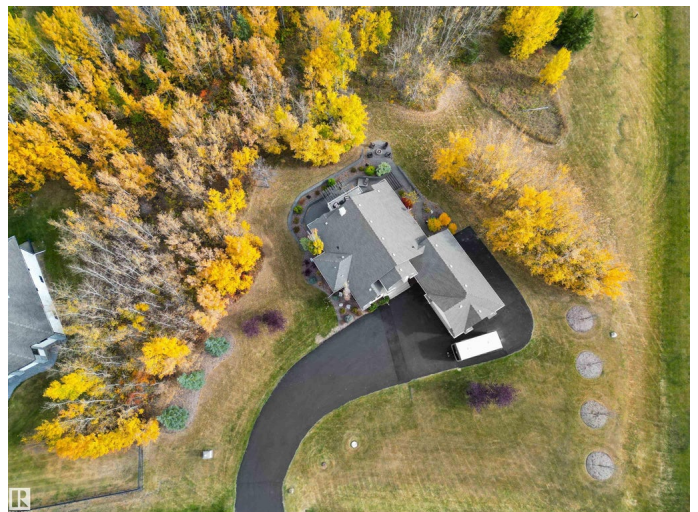
Boag Lake Estates, Rural Strathcona County, AB

Executive living in Boag Lake Estates! This stunning walkout bungalow offers over 3,500 sq. ft. of developed space, just 5 minutes from Sherwood Park with municipal water & sewer. Gorgeous curb appeal, mature landscaping, paved driveway, and an oversized 24'x40' triple garage with RV parking set the tone. Inside, a grand foyer with soaring ceilings leads to a versatile flex/den, and the heart of the home—an entertainer's kitchen, spacious dinette, and deck with serene views. The primary suite features a spa-like ensuite and walk-in closet. The bright walkout basement boasts a family room, games area, wet bar, two bedrooms, office, and full bath, opening to a stone patio with outdoor bar. Perfect for gatherings or quiet evenings, this home combines luxury, comfort, and nature at your doorstep.

Built in 2006

Essential Information

MLS® #	E4461527
Price	\$1,149,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,835
Acres	1.98
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

Community Information

Address	194 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	Air Conditioner, Deck, Parking-Extra
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Corner Lot, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 9th, 2025
Days on Market	4

Zoning

Zone 80

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Listing information last updated on October 13th, 2025 at 6:32pm MDT