

# **\$1,299,900 - 109, 52471 Rge Rd 223, Rural Strathcona County**

---

MLS® #E4423051

**\$1,299,900**

7 Bedroom, 6.00 Bathroom, 6,250 sqft

Rural on 4.25 Acres

Royal Gardens (Strathcona), Rural Strathcona County, AB

This home underwent a massive renovation and 2 additions in 2009 & 2016 where it became the luxurious ESTATE home that it is today! Providing ample space for multiple families, a home business, or for the dream of HOMESTEADING. This home has so many features with the main goal in mind being upscale COMFORT OF LIVING! With this you have Above Building Code requirements for wall thickness therefore superior thermal insulation keeping the utility bills low as there is no need for central AC. Both shingles and siding are the highest rated fire resistance. The home heat is provided by two 5 zone IN-FLOOR HEATING systems fan coil and forced air furnace. The way the Hot Water System is built there is never a possibility of running out of hot water & is also supplemented by solar preheating to reduce your water heating costs. Lastly, a grand elevator has been installed to accommodate transportation to the second floor! In addition, you will also find a 40X20' HEATED motorhome shop & 4 car HEATED attached garage!

Built in 1986

## **Essential Information**



MLS® #	E4423051
Price	\$1,299,900
Bedrooms	7
Bathrooms	6.00
Full Baths	5
Half Baths	2
Square Footage	6,250
Acres	4.25
Year Built	1986
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	109, 52471 Rge Rd 223
Area	Rural Strathcona County
Subdivision	Royal Gardens (Strathcona)
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4P9

### **Amenities**

Features	Ceiling 9 ft., Closet Organizers, Deck, Dog Run-Fenced In, Hot Water Natural Gas, No Smoking Home, Parking-Extra, R.V. Storage, Vaulted Ceiling, See Remarks
Parking Spaces	10

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, Low Maintenance Landscape
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 27th, 2025
Days on Market	63
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 May 1st, 2025 at 6:02am MDT