

## \$2,499,702 - 52117 Rr 213, Rural Strathcona County

MLS® #E4432646

**\$2,499,702**

5 Bedroom, 5.50 Bathroom, 3,826 sqft

Rural on 79.07 Acres

None, Rural Strathcona County, AB

A SETTING LIKE NO OTHER...THE ULTIMATE RANCH.....NEARLY 80 ACRES....JUST 15 MINUTES EAST THE CITY....OVER 10,000 SQ FEET OF SHOP....OVER 6000 SQ FOOT CUSTOM HOUSE....PERCHED INTO A HILLSIDE.....~!WELCOME HOME!~ INVITED INTO YOUR WINDING DRIVEWAY, IT FEELS LIKE A MOVIE SET. Double doors into the large foyer, natural light is everywhere. Stunning gourmet kitchen with U-shaped island, and the heart of the home surrounds. Primary retreat has it all, spa ensuite, large closet and access to the 4 season room. Kids wing has the neatest connecting room in the closet(you'll see!) Plus a bonus room above the garage! Basement has another massive rec room, theatre room & so much more! Yard & landscaping has been meticulously crafted. Now the shop... steel frame, footprint is 5000 sq ft, structural slab with full basement, wash bay, and also mezzanine space with extra storage, office and bathroom. I could NOT cover the extras this property has on a 100 pages!

Built in 2004

### Essential Information

MLS® #	E4432646
Price	\$2,499,702



Bedrooms	5
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	3,826
Acres	79.07
Year Built	2004
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### **Community Information**

Address	52117 Rr 213
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 1B5

### **Amenities**

Features	Air Conditioner, Closet Organizers, Deck, Fire Pit, Workshop, See Remarks
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 24th, 2025

Days on Market 145

Zoning Zone 80

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