

# **\$849,000 - 61 52349 Rge Road 233, Rural Strathcona County**

MLS® #E4436375

**\$849,000**

5 Bedroom, 1.50 Bathroom, 1,351 sqft

Rural on 3.13 Acres

Campbelltown Heights, Rural Strathcona County, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. A rare opportunity to buy a value-priced property in Campbelltown Heights, one of the first acreage subdivisions in Sherwood Park! Handyman's special. Make it your own and renovate it just the way you want it! 1400 sq ft - 2 + 2 Bedroom ranch style bungalow on 3.13 acres, steps away from amenities including shopping and restaurants. Basement refinished in 2021 with new hot water tank installed. Oversize attached single garage with room for two vehicles and more. Pricing reflects condition of home and property as a "handyman's special", based on a recent professional real estate appraisal by the local CDC Inc. office here in Sherwood Park. The property is being offered "As-Is" with the following repairs and improvements in the planning stages: - New roof with asphalt shingles - Repair and refurbish the solarium / sunroom - All new kitchen appliances and laundry pair - Some interior painting

Built in 1960

## **Essential Information**

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Price	\$849,000
Bedrooms	5
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,351
Acres	3.13
Year Built	1960
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	61 52349 Rge Road 233
Area	Rural Strathcona County
Subdivision	Campbelltown Heights
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8B 1C8

### Amenities

Features	Off Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Natural Gas, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Smart/Program. Thermostat, R.V. Storage, Skylight, Sunroom
Parking Spaces	2

### Interior

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

### Exterior

Exterior	Wood
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Exterior Features	Corner Lot, Fenced, No Back Lane, Partially Landscaped, Private Setting, Shopping Nearby, Stream/Pond, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	2
Zoning	Zone 80

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Listing information last updated on May 15th, 2025 at 9:02am MDT