

# **\$975,000 - 73 52112 Rge Road 222, Rural Strathcona County**

MLS® #E4427760

## **\$975,000**

5 Bedroom, 2.50 Bathroom, 2,673 sqft

Rural on 3.16 Acres

Twin Island Air Park, Rural Strathcona County,  
AB

A SUPERB ACREAGE JUST 15 MINUTES FROM SHERWOOD PARK IN TWIN ISLAND AIR PARK! This family home on 3.16 acres has something for every member of the family: LAND YOUR PLANE AND TAXI TO THE HOUSE & HANGER; canoe/kayak the lake; hiking areas around the lake to enjoy nature; 3 golf putting greens; outdoor swimming pool; hot tub; firepit; children's jungle gym; pool table; hair salon. A well maintained upgraded 2673 sq ft family home with 5 bedrooms; 2.5 baths; 3 fireplaces. There have been numerous upgrades. There is a hanger for the plane or a place to store all your toys. This home is a must see.

Built in 1972

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4427760  |
| Price          | \$975,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,673     |
| Acres          | 3.16      |



|            |                        |
|------------|------------------------|
| Year Built | 1972                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 73 52112 Rge Road 222   |
| Area        | Rural Strathcona County |
| Subdivision | Twin Island Air Park    |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8C 1H6                 |

### Amenities

|                |   |
|----------------|---|
| Features       | Deck, Fire Pit, Hot Tub, No Animal Home, Pool-Outdoor, R.V. Storage, Sunroom, Vinyl Windows |
| Parking Spaces | 6   |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | ensuite bathroom                  |
| Heating           | Baseboard, Hot Water, Natural Gas |
| Fireplace         | Yes                               |
| Stories           | 3                                 |
| Has Basement      | Yes                               |
| Basement          | Full, Finished                    |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Flat Site, Lake View, Landscaped, Private Airstrip |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 84               |
| Zoning         | Zone 80          |

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Listing information last updated on June 17th, 2025 at 4:47am MDT