

\$984,900 - 194 52225 Rge Road 232, Rural Strathcona County

MLS® #E4435326

\$984,900

3 Bedroom, 3.00 Bathroom, 1,616 sqft

Rural on 2.11 Acres

Carriage Lane, Rural Strathcona County, AB

Best of both worlds, city convenience and acreage living! Private 2.11 acre setting surrounds this custom built 1616 sq ft walkout bungalow featuring vaulted ceiling in the living room and a wood burning fireplace with log lighter. Formal dining area perfect for entertaining with large windows overlooking backyard. Oak kitchen with newer gas stove, central vac sweeper, door to deck and patio. Primary bedroom with walk in closet and 3 piece ensuite. Two additional bedrooms on main and a newly renovated main bath. Central staircase down to the fully finished basement with in floor heating, 9 ft ceilings, double doors and windows to backyard. Family room with slated finish feature wall, work out room, office, large laundry room and three piece bath with steam shower. 2500 gal cistern is 5 yrs old. A/C & furnace are about 6 years old. Raised garden beds, firepit, 3 sheds and pond finish off this beautifully landscaped acreage. Quiet spot located off the busy roads with quick access to the Whitemud or Henday.

Built in 1992

Essential Information

MLS® # E4435326

Price \$984,900



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,616 |
| Acres | 2.11 |
| Year Built | 1992 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Hillside Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 194 52225 Rge Road 232 |
| Area | Rural Strathcona County |
| Subdivision | Carriage Lane |
| City | Rural Strathcona County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8B 1L5 |

Amenities

| | |
|----------------|---|
| Features | Air Conditioner, Deck, Fire Pit, Patio, Vaulted Ceiling, Walkout Basement, 9 ft. Basement Ceiling |
| Parking Spaces | 10 |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Landscaped, Private Setting, Shopping Nearby, Treed Lot, Vegetable Garden |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 8th, 2025
Days on Market 1
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 9th, 2025 at 4:03pm MDT