

# **\$1,950,000 - 217 52105 Rge Road 225, Rural Strathcona County**

MLS® #E4439439

**\$1,950,000**

4 Bedroom, 5.00 Bathroom, 2,296 sqft

Rural on 1.98 Acres

Estates At Crimson Leaf, Rural Strathcona County, AB

STUNNING 2,300 sq ft Fully Fenced Walkout Bungalow in the Executive Estates at Crimson Leaf with an oversized 4 attached garage with 10'™ door height, plus a double detached garage. This Home Exudes Elegance through and through with every option, any concerning purchaser could want. The Grand Entrance invites you to the open floor plan with Chefs kitchen, Gas range, Integrated Sub-Zero Fridge and large island overlooking the family room with floor to ceiling stone fireplace framed by soaring windows looking onto your massive deck, treed and private south facing serene nature space. The main floor offers 2 spacious bedrooms plus an impressive primary suite with a spa-like en-suite. The curved staircase glides you down to the Entertainers Dream basement with Heated Polished Concrete Floors throughout, Fully Screened Patio Walkout, Luxurious Theater Room, and 2 additional bedrooms, both with Gorgeous En-suites. The list of Features in this home is Extensive with Geo-Thermal Heating topping off the chart.

Built in 2009

## **Essential Information**



MLS® #	E4439439
Price	\$1,950,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	2,296
Acres	1.98
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	217 52105 Rge Road 225
Area	Rural Strathcona County
Subdivision	Estates At Crimson Leaf
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1C2

### **Amenities**

Features	Air Conditioner, Bar, Deck, Fire Pit, Hot Tub, No Animal Home, No Smoking Home, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement
Parking Spaces	10

### **Interior**

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Geo Thermal
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
----------	------

Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Hillside, Landscaped, Private Setting, Rolling Land, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	18
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 June 17th, 2025 at 3:17am MDT