

# **\$2,800,000 - 147 52367 Rge Road 223, Rural Strathcona County**

MLS® #E4439489

**\$2,800,000**

6 Bedroom, 8.00 Bathroom, 7,663 sqft

Rural on 0.75 Acres

Grange Country Estates, Rural Strathcona County, AB

Welcome to Grange County Estates, a beautiful enclave less than 10mins from Sherwood Park. Custom-built masterpiece has 11,365 sqft of magnificent living space nestled on .75 acres on a private oasis. Featuring 6 large bedrooms w/WICâ€™s (4 w/ensuites), a barrier free office w/ensuite & separate entrance, perfect for home business or aging family members. The grand owner's suite is inspiring! Luxurious ensuite, his & her dressing room closets, coffee bar, sitting room, F/P & private balcony w/hot tub to take in enchanting views as you listen to the serene waterfall. The south facing deck off the dining area has a fully enclosed 3 season room w/screens & automated louvers to create the most stunning sanctuary. Walk-out basement has in-floor heat & showcases a theatre, full entertainment bar PLUS, games room for hosting the most unforgettable events. The 8-car garage can fit any truck or boat & has space to store, hook up any RV on side of home. **MUST BE SEEN TO FULLY APPRECIATE SCOPE, GRANDEUR & ELOQUENCE!!!**



Built in 2016

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4439489               |
| Price          | \$2,800,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 8.00                   |
| Full Baths     | 7                      |
| Half Baths     | 2                      |
| Square Footage | 7,663                  |
| Acres          | 0.75                   |
| Year Built     | 2016                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 147 52367 Rge Road 223  |
| Area        | Rural Strathcona County |
| Subdivision | Grange Country Estates  |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8C 1A8                 |

### Amenities

|                |   |
|----------------|---|
| Features       | Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke, Fire Pit, Hot Tub, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Sprinkler Sys-Underground, Television Connection, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, See Remarks, HRV System |
| Parking Spaces | 8   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                                  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Landscaped, No Back Lane, No Through Road, Private Setting, Ravine View |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 18             |
| Zoning         | Zone 80        |

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Listing information last updated on June 17th, 2025 at 2:47am MDT