

Courtesy Of Erin Mulkay Of Sable Realty

\$1,065,000 - 277 52514 Rge Road 223, Rural Strathcona County

MLS® #E4445761

\$1,065,000

5 Bedroom, 3.50 Bathroom, 2,514 sqft

Rural on 4.52 Acres

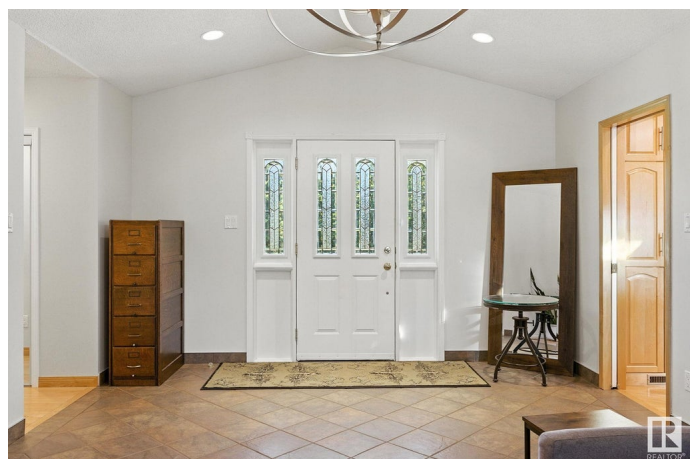
Colonel Younger Estates, Rural Strathcona County, AB

Welcome to this stunning 5-bedroom, 3.5-bathroom home nestled on a spacious 4.5-acre lot, just minutes from Sherwood Park for added convenience. This property boasts a large yard with a water fountain, hot tub shelter, and fenced in horse pasture. Recent window upgrades enhance energy efficiency, while the cedar shake roof provides longevity and durability. Enjoy the luxury of a heated triple car attached garage, along with a 30x60 heated quonsetâ€”perfect for additional storage or a workshop. The walkout basement has been refreshed with brand new carpeting, offering a cozy area for family gatherings or extra living space. Basement is plumbed and wired for a full kitchen as well as roughed in for a 1/2 bath. You'll also find a bar areaâ€”perfect for hosting gatherings and entertaining guests. The home also includes a reliable natural gas generac generator for added convenience. Don't miss out on the chance to make this versatile and beautifully maintained property your own!

Built in 1989

Essential Information

MLS® # E4445761



Price	\$1,065,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,514
Acres	4.52
Year Built	1989
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	277 52514 Rge Road 223
Area	Rural Strathcona County
Subdivision	Colonel Younger Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4R5

Amenities

Features	Deck, Walkout Basement, See Remarks
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Flat Site, Landscaped, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed July 4th, 2025

Days on Market 30

Zoning Zone 80

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Listing information last updated on August 2nd, 2025 at 10:32pm MDT