

# **\$749,900 - 169 52010 Rge Road 233, Rural Strathcona County**

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MLS® #E4455648

**\$749,900**

4 Bedroom, 2.00 Bathroom, 1,196 sqft

Rural on 3.00 Acres

Lynley Ridge, Rural Strathcona County, AB

Peaceful country living just minutes from the city! This reverse hillside bungalow sits on a beautifully landscaped 3 acre property, only 4 minutes to Sherwood Park with quick access into Edmonton. The open-concept main floor showcases an updated kitchen with granite counters, an island, stainless steel appliances, a pantry, and pot lighting. The bright living room with hardwood flooring is filled with natural light and offers an easy flow to the outdoors. The refreshed main bath includes a walk-in shower with stylish finishes. The lower level adds even more living space with a large family room, 4th bedroom, 3-piece bath, laundry, and direct access to the attached garage. This home has been well maintained with updates to shingles, windows, furnace, and insulation. Outside, you can enjoy a sunroom, hot tub, and greenhouse, along with garden beds and decks for relaxing or entertaining. A double garage, new fencing, and a mulched trail system complete the property with room for pets, play, and outdoor fun.

Built in 1975

## **Essential Information**

MLS® #

E4455648



|                |                        |
|----------------|------------------------|
| Price          | \$749,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,196                  |
| Acres          | 3.00                   |
| Year Built     | 1975                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 169 52010 Rge Road 233  |
| Area        | Rural Strathcona County |
| Subdivision | Lynley Ridge            |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8B 1C4                 |

### Amenities

|          |                                  |
|----------|----------------------------------|
| Features | Deck, Dog Run-Fenced In, Hot Tub |
|----------|----------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Partial, Finished         |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                         |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Hillside, Landscaped, Rolling Land, Shopping Nearby, Treed Lot, Vegetable Garden |
| Construction      | Wood                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                           |

### Additional Information

Date Listed September 2nd, 2025

Days on Market 12

Zoning Zone 80

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Listing information last updated on September 14th, 2025 at 8:32am MDT