

# **\$625,000 - 61 23045 Twp Road 514, Rural Strathcona County**

---

MLS® #E4459532

**\$625,000**

4 Bedroom, 2.50 Bathroom, 2,034 sqft

Rural on 2.99 Acres

Belvedere Heights East, Rural Strathcona County, AB

CUSTOM FIXER UPPER ACREAGE on a treed lot in BELVEDERE ESTATES, right by Belvedere Golf Course, 10 minutes from Sherwood Park. 4 Bedroom Bungalow with Triple Attached Garage, Walkout Basement, over 3800 sqft of living space. Main Floor with 3 Bedrooms 1.5 Baths, Living Room with Deck Facing South towards the forest. Kitchen with west facing deck, and Primary Bedroom with East Facing Deck and 2 pce Ensuite. Bonus Room above main floor with door to walk onto flat roof, with 360 degree views (windows need replacing). Garage interior measures 36.3â€™™ wide x 23.3â€™™ deep, & includes an 11 foot door. Basement with 2 large living spaces, 4th Bedroom and 3 pce ensuite. âœ•Hockey Pondâœ• on the northside of the land. Absolutely quiet location with the sounds of nature. If you want to get out of the city and live in an acreage that needs to be renovated, this could be the one for you. \*Flat Roof over garage is about 5 years old, & about 15 years old over the house.

Built in 1975

## **Essential Information**

MLS® #                      E4459532



Price	\$625,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,034
Acres	2.99
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	61 23045 Twp Road 514
Area	Rural Strathcona County
Subdivision	Belvedere Heights East
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8B 1K9

### Amenities

Features	Deck, No Animal Home, No Smoking Home, Walkout Basement
----------	---

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed               September 25th, 2025  
Days on Market        3  
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 September 28th, 2025 at 2:32am MDT