

Courtesy Of Rob D Jastrzebski Of Exp Realty

# **\$949,700 - 61 52510 Rge Road 213, Rural Strathcona County**

MLS® #E4459780

**\$949,700**

6 Bedroom, 3.50 Bathroom, 2,980 sqft

Rural on 3.36 Acres

Beaver Valley Estates, Rural Strathcona County, AB

Live the Good Life in Beaver Valley Estates! This private 3.36-acre property backs a community reserve w/ pond & Trails, offering peace & space. Minutes from Sherwood Park, this custom-designed home features 3+3 bedrooms, a main flr bedroom and 3.5 baths. The grand entrance opens to a living room w/ huge windows flooding area w/ natural sunlight. The kitchen will delight any chef w/ an oversized island, wall oven, 2 fridges. Upstairs, the king-sized primary suite has dual walk-in closets, spa ensuite w/ a dual, multi-spray body massage shower & jet tub, plus a balcony w/ beautiful views. The fully developed basement adds 3 bedrooms, a rec room & a full bath, all w/ in-floor heating & vinyl plank flooring. The mechanic of the family will love the attached heated dream garage, & 22x46 shop, and a separate 40x60 powered shop! Recent updates on shingles, boiler, septic, electrical, and more. This property is perfect for acreage lifestyle! Visit REALTOR® website for more info \*Some photos virtually staged\*

Built in 1999

## **Essential Information**



MLS® #	E4459780
Price	\$949,700
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,980
Acres	3.36
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	61 52510 Rge Road 213
Area	Rural Strathcona County
Subdivision	Beaver Valley Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2G6

### **Amenities**

Features	Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Tankless, No Smoking Home, R.V. Storage
----------	---

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Environmental Reserve, Fruit Trees/Shrubs, Lake View
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 26th, 2025

Days on Market                2

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 27th, 2025 at 10:17pm MDT