

# **\$822,200 - 2 52245 Rge Rd 225, Rural Strathcona County**

MLS® #E4461352

**\$822,200**

3 Bedroom, 2.50 Bathroom, 3,002 sqft

Rural on 2.04 Acres

Huntington Hills Estates, Rural Strathcona County, AB

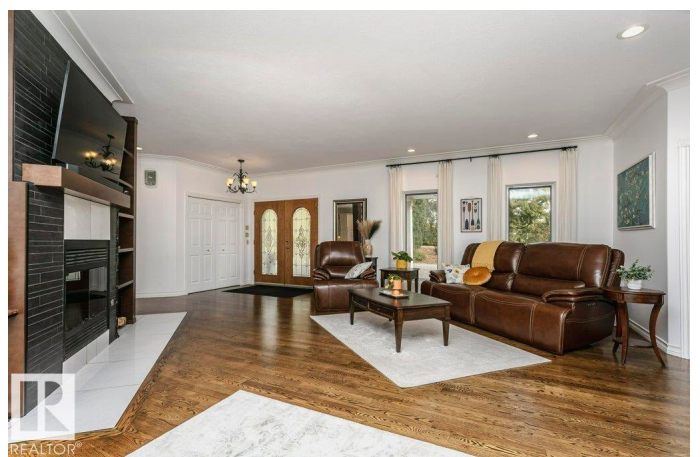
Natural, private setting just minutes from Sherwood Park. Bird watchers delight! This bungalow has an open design with expanses of hardwood flooring and 9 Ft. ceilings throughout. Some of the many upgraded features are the steam shower in the primary bedroom 5 pc. ensuite, with heated tile floor. The primary bedroom is very spacious and also has a walk-in closet. The other 2 bedrooms are on the other end of the house and are large and bright. There's a renovated jack & jill bathroom between them. Enjoy the warmth of a 2-sided fireplace that divides the living room and dining area. The heated triple garage has lots of storage room beside room for 3 full-size vehicles. The deck is massive and includes an area covered by a beautiful gazebo structure. There is are two storage sheds. One has been used as a playhouse. The crawl space foundation is over 5 ft. in height with a concrete floor. No shortage of storage spaces in this lovely home.

Built in 1994

## **Essential Information**

MLS® # E4461352

Price \$822,200



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,002                  |
| Acres          | 2.04                   |
| Year Built     | 1994                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2 52245 Rge Rd 225       |
| Area        | Rural Strathcona County  |
| Subdivision | Huntington Hills Estates |
| City        | Rural Strathcona County  |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8C 1C6                  |

### Amenities

|          |                                                                                                                                               |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Ceiling 9 ft., Closet Organizers, Crawl Space, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | See Remarks, No Basement  |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood                                                               |
| Exterior Features | Low Maintenance Landscape, Private Setting, Sloping Lot, Treed Lot |
| Construction      | Wood                                                               |
| Foundation        | Preserved Wood                                                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 80           |

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Listing information last updated on October 30th, 2025 at 11:17am MDT