

# **\$559,000 - 109 52307 Rge Road 213, Rural Strathcona County**

MLS® #E4462879

**\$559,000**

2 Bedroom, 2.50 Bathroom, 1,329 sqft

Rural on 3.40 Acres

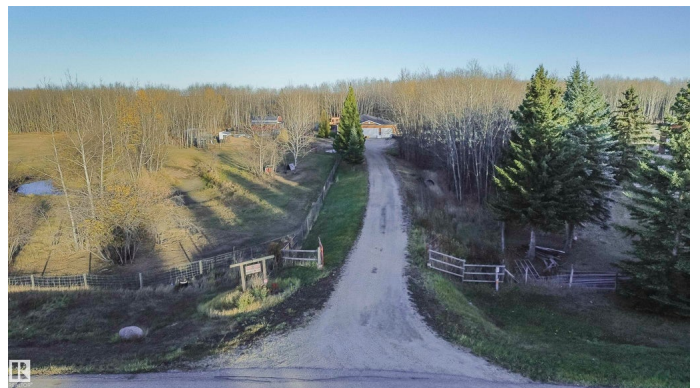
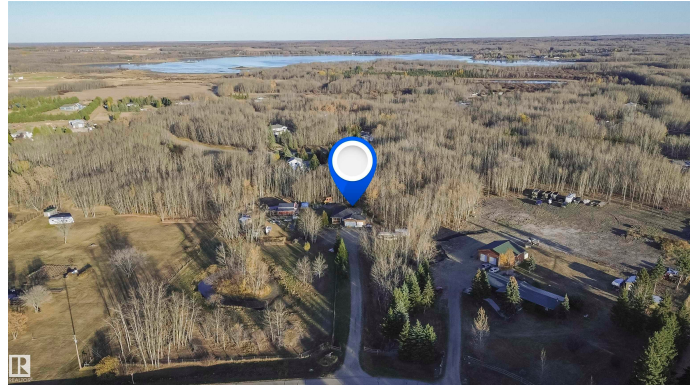
Farrell Properties, Rural Strathcona County, AB

Just Minutes from Sherwood Park! Perfect for all of the Animal lovers out there. Many Corrals that wrap around the back of the property an a insulated barn, a greenhouse and a lean-to. Part of the Farrel Properties Subdivision this beautiful home comes complete on 3.4 Acres and includes a heated triple garage. This open concept bungalow is perfect to enjoy the tranquility of the Acreage and convenience of only being minutes from Sherwood Park. Over 1300 sqft, 2 bedrooms, 2.5 bathrooms. The primary bedroom has a walk in closet and a 3 piece ensuite. The spacious kitchen is upgraded with granite counter tops, a gas stove, and upgraded stainless appliances. A 3 sided gas fireplace splits the dining area and living room with tons of natural light. Many features have been upgraded and updated since 2009. Fully fenced with a stamped concrete patio and municipal water trickle system for your families enjoyment.

Built in 2002

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4462879  |
| Price    | \$559,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,329                  |
| Acres          | 3.40                   |
| Year Built     | 2002                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 109 52307 Rge Road 213  |
| Area        | Rural Strathcona County |
| Subdivision | Farrell Properties      |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8G 1C1                 |

### Amenities

|          |                                                              |
|----------|--------------------------------------------------------------|
| Features | Dog Run-Fenced In, Fire Pit, Hot Water Instant, R.V. Storage |
|----------|--------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                  |
| Exterior Features | Airport Nearby, Cross Fenced, Cul-De-Sac, Flat Site, Golf Nearby, Landscaped, Schools |
| Construction      | Wood                                                                                  |
| Foundation        | Slab                                                                                  |

### Additional Information

Date Listed            October 20th, 2025

Days on Market      12

Zoning                Zone 80

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Listing information last updated on November 1st, 2025 at 6:32am MDT