

# **\$899,998 - 13 52552 Rge Road 224, Rural Strathcona County**

MLS® #E4426039

**\$899,998**

5 Bedroom, 2.50 Bathroom, 1,405 sqft

Rural on 2.67 Acres

Sun Hill Estates, Rural Strathcona County, AB

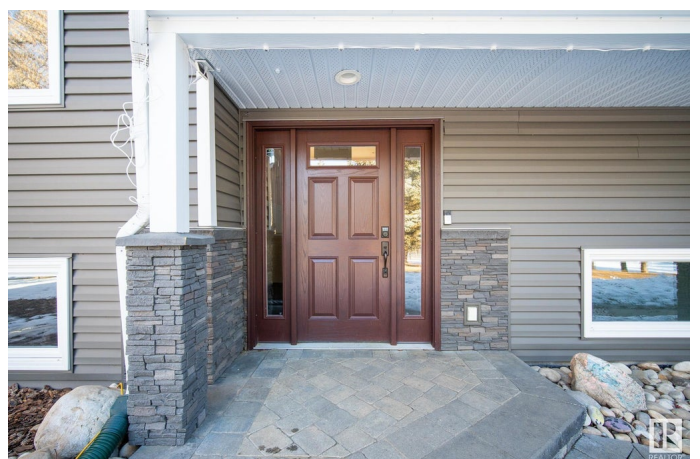
Welcome to this charming home in the desirable Sunhill Estates, offering 2.67 acres of private land backing onto crown land all just minutes from Sherwood Park. W/ 5 bedrms & a functional layout, this home offers ample space for family living. The main floor features a spacious living room w/ massive windows that offers views of the surrounding landscape. The kitchen seamlessly connects to the separate dining area. The main floor also boasts 3 bedrms, including a primary suite w/ a 2pc ensuite. Head downstairs where you'll find a lg rec room w/ a wood-burning FP, 2 additional bedrms, & a 3pc bath. The home has been thoughtfully upgraded throughout, including totally new field septic system, new windows, doors, roof, siding, eavestroughs, furnace & hot water tank. The property features a composite deck that wraps around the entire exterior, along w/ a triple heated garage offering ample space for vehicles and storage. The fully fenced yard with a gated entrance ensures a secure and private outdoor area.

Built in 1976

## **Essential Information**

MLS® #

E4426039



|                |                        |
|----------------|------------------------|
| Price          | \$899,998              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,405                  |
| Acres          | 2.67                   |
| Year Built     | 1976                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 13 52552 Rge Road 224   |
| Area        | Rural Strathcona County |
| Subdivision | Sun Hill Estates        |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8A 4R7                 |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

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

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood                            |
| Exterior Features | Corner Lot, Fenced, See Remarks |
| Construction      | Wood                            |
| Foundation        | Concrete Perimeter              |

### Additional Information

Date Listed March 17th, 2025

Days on Market 31

Zoning Zone 80

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Listing information last updated on April 17th, 2025 at 1:02pm MDT