

# **\$998,943 - 53080 Rge Road 210, Rural Strathcona County**

MLS® #E4419546

**\$998,943**

4 Bedroom, 1.50 Bathroom, 1,297 sqft

Rural on 40.41 Acres

None, Rural Strathcona County, AB

Two incredible homes situated on a private 40-acre property. Located just 15 minutes east of Sherwood Park and 1 mile south of the Yellowhead Highway, adjacent to Elk Island Park. Beautiful driveway with canopy trees welcomes you to a bungalow including a BainUltra luxury air massage tub, sleek KitchenCraft cabinets, new windows, updated trim, casing, paint, and doors, as well as a new drilled well, water filtration system, high-efficiency furnace, attic insulation, and updated plumbing/electrical. Other highlights include a septic system upgrade, insulated garage, high-efficiency wood-burning stove, large south-facing deck, and main floor laundry. The property is ideal for horse enthusiasts, featuring fencing and cross-fencing, two barns with power/water, three automatic waterers, well-maintained outdoor riding arena, and two large meadows surrounded by forest. Completing this stunning property is a bright and modern cottage home, built in 2021, offering additional living space or a mortgage helper.

Built in 1966

## **Essential Information**

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Price	\$998,943
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,297
Acres	40.41
Year Built	1966
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	53080 Rge Road 210
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 2E4

### Amenities

Features	Deck
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 29th, 2025
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Days on Market 94

Zoning Zone 80

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