

\$650,000 - 169 52312 Rge Road 223, Rural Strathcona County

MLS® #E4441995

\$650,000

4 Bedroom, 1.50 Bathroom, 1,068 sqft

Rural on 3.22 Acres

McConnell Estates, Rural Strathcona County, AB

Welcome to your own private retreat in McConnell Estates, BACKING a POND & surrounded by mature trees, just minutes from Sherwood Park. This ORIGINAL OWNER home features 4 bedrooms, 1.5 baths & TRIPLE garage. A spacious entry invites you in & opens to the family sized living room with updated picture window. The kitchen offers plenty of cabinets, stainless steel appliances & peninsula island that looks over the dining area. Moving upstairs you will find 2 generous sized bedrooms & 4pc bath. Family sized rec room with fireplace is found on the lower 3rd level, along with 3rd bedrooms & bathroom. The basement is finished with 4th bedroom, laundry & ample storage. UPDATES include WINDOWS, FURNACE & ROOF (2012). LOVE the peace & quiet while sitting on the deck, or working in the workshop. 12x16 Barn with NEW ROOF. Acreage living doesn't get better than this solid family home & it's waiting for you to make it yours!

Built in 1971

Essential Information

MLS® # E4441995

Price \$650,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,068 |
| Acres | 3.22 |
| Year Built | 1971 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 169 52312 Rge Road 223 |
| Area | Rural Strathcona County |
| Subdivision | McConnell Estates |
| City | Rural Strathcona County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8C 1B3 |

Amenities

| | |
|----------|---|
| Features | Deck, Patio, Vinyl Windows, See Remarks |
|----------|---|

Interior

| | |
|--------------|---------------------------|
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Backs Onto Lake, Fenced, Landscaped, Private Setting, Treed Lot, See Remarks |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 12th, 2025

Days on Market 4

Zoning Zone 80

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Listing information last updated on June 16th, 2025 at 9:17pm MDT