

# **\$526,000 - 62 51049 Rge Road 215, Rural Strathcona County**

MLS® #E4449914

**\$526,000**

3 Bedroom, 2.50 Bathroom, 1,744 sqft

Rural on 3.29 Acres

Patricia Glen Estates, Rural Strathcona County, AB

Beautiful 1,744 sq ft bungalow on 3.29 private, treed acres in the quiet cul-de-sac of Patricia Glen Estates. Features a double detached heated garage and a 29' x 29' heated metal shop with in-floor heat, 10' doors, and overhead hoist. Built in 1993, the home offers a bright open layout with a sunken living room, wood-burning fireplace, oak kitchen, and large dining area. Originally 3 bedrooms on the main, now 2 with potential to convert back and create a 4-bedroom layout. Primary Suite includes a versatile attached den, ideal for office or nursery. Fully developed basement offers a large family/games room, 3rd bedroom, laundry, and cold storage. Natural gas BBQ hookup on the 1,000 sq ft multi-tiered deck. Landscaped with fruit trees, garden, and firepit. Extra materials for a 2nd kitchen and 4th bathroom will be left with the home. Property needs some TLC but offers great potential to become the perfect family home!! There is a large storage at the back of the property. So much potential here!

Built in 1993

## **Essential Information**

MLS® # E4449914



|                |                        |
|----------------|------------------------|
| Price          | \$526,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,744                  |
| Acres          | 3.29                   |
| Year Built     | 1993                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 62 51049 Rge Road 215   |
| Area        | Rural Strathcona County |
| Subdivision | Patricia Glen Estates   |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8E 1G7                 |

### Amenities

|          |                        |
|----------|------------------------|
| Features | Natural Gas BBQ Hookup |
|----------|------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Fruit Trees/Shrubs |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed July 26th, 2025

Days on Market 7

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 4:47pm MDT