

Courtesy Of David K Goodchild Of Royal LePage Prestige Realty

# \$1,739,900 - 170 52367 Rge Road 223, Rural Strathcona County

MLS® #E4432118

**\$1,739,900**

4 Bedroom, 3.50 Bathroom, 3,056 sqft

Rural on 0.84 Acres

Grange Country Estates, Rural Strathcona County, AB

Welcome to the Grange Country Estates & this one-of-a-kind, 3,000 sqft executive custom-built dream home on 0.84 acres, backing & siding onto municipal & environmental reserves. The main floor impresses with 10' ceilings, a home office with built-in floating credenza & cabinetry, & a stunning open concept design. The designer kitchen showcases a 12' island, walk-in pantry, butler kitchen, & premier built-in Miele appliances. The large eating area is ideal for family gatherings, while the family room features a built-in TV & 9' fireplace. Step out to a covered deck & backyard oasis with putting green, sunken trampoline, & fire pit with stone surround. Upstairs offers a laundry room, 3 bedrooms including a spa-like primary suite with 4pc ensuite & walk-in closet with built-ins, plus a 5pc main bath. The finished basement boasts 9' ceilings, a theater room, rec area, wet bar, workout room, bedroom, 3pc bath, & sauna. Heated triple garage with access to an attached 1,600 sqft heated shop with in-floor heat.

Built in 2016

## Essential Information



MLS® #	E4432118
Price	\$1,739,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,056
Acres	0.84
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	170 52367 Rge Road 223
Area	Rural Strathcona County
Subdivision	Grange Country Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1A8

### Amenities

Features	Ceiling 10 ft., Deck, Exercise Room, Fire Pit, Wet Bar, 9 ft. Basement Ceiling
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Private Setting, Treed Lot

Construction Wood  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 22nd, 2025  
Days on Market 3  
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 April 24th, 2025 at 11:47pm MDT