

# **\$835,000 - 53003 Rge Road 223, Rural Strathcona County**

MLS® #E4434273

**\$835,000**

4 Bedroom, 2.00 Bathroom, 1,848 sqft

Rural on 10.92 Acres

None, Rural Strathcona County, AB

**RARE OPPORTUNITY!** Nearly 11 acres, CITY WATER & NO subdivision restrictions True freedom—no condo fees, no community rules, no crowded neighbours, Just 6 km from Sherwood Park, next to the scenic Habitat Acres community. Bright & spacious 4-level split, over 1,800 sq ft, w/new shingles & flooring (2025). Features 4 oversized bedrooms & 2 bathrooms, offering comfort for the whole family. Open-style kitchen. Generous dining room, perfect for large family gatherings & celebrations. Central air conditioning for year-round comfort. 34'x24' heated detached garage w/wood stove and double overhead doors Fenced trees, tranquil pond, and large yard—ideal for gardening, play, or relaxation Plenty of space to add guest cabins, a studio, or extra storage if desired High-exposure corner lot—great for home business or future development Just 5 minutes to Baseline Road—country charm with city convenience Not in a subdivision = more flexibility, greater privacy, & no extra fees—your dream lifestyle starts here!

Built in 1961

## **Essential Information**

MLS® #

E4434273



Price	\$835,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,848
Acres	10.92
Year Built	1961
Type	Rural
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### **Community Information**

Address	53003 Rge Road 223
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2M3

### **Amenities**

Features	Air Conditioner
Parking Spaces	4

### **Interior**

Heating	Forced Air-2, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Golf Nearby
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 2nd, 2025
-------------	---------------

Days on Market 57

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 June 28th, 2025 at 4:32am MDT