

# **\$1,669,500 - 272 52367 Rge Road 223, Rural Strathcona County**

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MLS® #E4435652

**\$1,669,500**

3 Bedroom, 2.50 Bathroom, 2,215 sqft

Rural on 0.67 Acres

Grange Country Estates, Rural Strathcona County, AB

Nestled in the prestigious Grange Country Estates, this exquisite executive home showcases over 4300sqft of impeccable living space on a beautifully landscaped .67 acre, minutes from Sherwood Park. Backing onto municipal reserve & serviced by municipal water & sewer, the home welcomes you w/a grand foyer & a spectacular great room featuring a gas fireplace framed in stacked stone & timber beams. Patio doors open to a serene 300 sqft sunroom, flowing seamlessly to an open-air deck & fenced yard w/full irrigation. The chef-inspired kitchen boasts a massive island, premium ss appliances, extensive cabinetry, sunlit dining space & a discreet butler's pantry. The lavish primary suite offers a custom walk-in closet & spa-like 5pc ensuite w/glass shower, water closet, & heated floors. The finished basement includes 2 beds, a flex room, a stylish rec area w/cork flooring, wet bar & access to a stunning quad garage w/tandem drive-thru. 9' ceilings on both levels elevate the grandeur of this extraordinary home.

Built in 2014

## **Essential Information**



MLS® #	E4435652
Price	\$1,669,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,215
Acres	0.67
Year Built	2014
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	272 52367 Rge Road 223
Area	Rural Strathcona County
Subdivision	Grange Country Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1B1

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Deck, Gazebo, Sunroom, Wet Bar, 9 ft. Basement Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 9th, 2025

Days on Market                41

Zoning                              Zone 80

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