

# **\$1,977,000 - 397 52458 Range Road 223, Rural Strathcona County**

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MLS® #E4437465

**\$1,977,000**

3 Bedroom, 4.00 Bathroom, 4,045 sqft

Rural on 2.84 Acres

Meadowlark Hills, Rural Strathcona County, AB

FANTASTIC H & S JONES built FAMILY ESTATE with over 6200 sq. ft. of development in this 2 STOREY with XL HOME OFFICE, TRIPLE GARAGE & WALKOUT! The 2nd. building offers 1118 Sq. ft. of LIVING AREA, 1 bed 2 baths, kitchen & balcony. The 3RD is a PERFECT 1949 sq. ft ACCESSIBLE SHOUSE with a GREAT ROOM, 3 beds, 3 baths, GRANITE SHOWER, STORAGE, PARKING for 2 & its own PATIO & YARD! 2.84 GROOMED ACRES with yards of CONCRETE, a WATERFALL, GAZEBO, FIREPIT, PVC FENCE, RV STORAGE & NEW \$80,000 SEPTIC SYSTEM & 40 YR SHINGLES! MAPLE HARDWOOD throughout this SPACIOUS home with FORMAL LIVING & DINING ROOM, the sunlit OFFICE features a FIREPLACE, BI CABINETS & its own FOYER. Family room with FEATURE WALL, STUNNING KITCHEN with GRANITE, HI-END STAINLESS, WI pantry & DECK ACCESS. Up to a generous PRIMARY with FIREPLACE, SPA ENSUITE, WI CLOSET, a bed & bath, LAUNDRY & BONUS/BED ROOM. WALKOUT to the back YARD/PATIO, BRAZILIAN HARDWOOD, GAMES/GYM, 2 FIREPLACES, FABULOUS THEATRE with all COMPONENTS, bedroom & 2 baths. WOW!



Built in 1997

## Essential Information

MLS® #	E4437465
Price	\$1,977,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	4,045
Acres	2.84
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## Community Information

Address	397 52458 Range Road 223
Area	Rural Strathcona County
Subdivision	Meadowlark Hills
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 5V1

## Amenities

Features	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Dog Run-Fenced In, Fire Pit, Front Porch, Gazebo, Guest Suite, R.V. Storage, Walkout Basement, Wet Bar, Workshop
Parking Spaces	20

## Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Suite	Yes
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood

Exterior Features      Backs Onto Park/Trees, Cross Fenced, Fenced, Landscaped, Treed Lot,  
See Remarks

Construction              Wood

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                May 20th, 2025

Days on Market        33

Zoning                      Zone 80

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Listing information last updated on June 22nd, 2025 at 6:17pm MDT