

# **\$1,550,000 - 53040 Rge Road 213, Rural Strathcona County**

MLS® #E4443037

**\$1,550,000**

3 Bedroom, 2.50 Bathroom, 2,437 sqft

Rural on 39.88 Acres

None, Rural Strathcona County, AB

This SPECTACULAR 2023-built walkout home on 39.88 acres offers endless possibilities! Featuring 3 bedrooms, 2.5 baths, and an oversized heated garage, plus a 40x80 hayshed, two detached garages (30x36 & 24x20), and a chicken coop. The land is fully fenced and cross-fenced, ideal for horses, cattle, or a hobby farm. Step inside to magazine-worthy style: wide plank floors, cedar-accented ceilings, and a cozy fireplace. The showstopper kitchen boasts white cabinetry, S/S appliances, a butlerâ€™s pantry with beverage station, and a 7â€™ quartz island. The king-sized primary suite includes a massive walk-in closet and spa-like ensuite. Two additional bedrooms, a 5pc bath, guest bath, and laundry complete the main floor. The unspoiled walkout basement awaits your vision. Relax on the covered deck or by the outdoor lounge next to the pond. Original home on site is used as an accessory building but could be converted back into a second residence with county approval. A true MUST SEE!

Built in 2023

## **Essential Information**

MLS® #

E4443037



Price	\$1,550,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,437
Acres	39.88
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	53040 Rge Road 213
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 2C4

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Deck, Gazebo, R.V. Storage, Vinyl Windows, Walkout Basement, See Remarks, Exterior Walls 2"x8"
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Landscaped, Private Setting, See Remarks, Partially Fenced
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 18th, 2025  
Days on Market                20  
Zoning                              Zone 80

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