

# **\$799,900 - 52175 Rge Road 224, Rural Strathcona County**

MLS® #E4435149

**\$799,900**

3 Bedroom, 2.00 Bathroom, 1,830 sqft

Rural on 15.32 Acres

None, Rural Strathcona County, AB

Lakefront Oasis Just 5 Minutes from Sherwood Park! Welcome to your own 15-acre private, treed paradise with direct lake access for canoeing, fishing, and year-round tranquility. The 3-bed, 2-bath main home features a cozy wood-burning fireplace, 2 storey sunroom, and an attached 2-car garage. A second 2-bed, 1-bath rental home offers excellent income potential or guest accommodations. The fully serviced workshop is a dream for hobbyists or entrepreneurs, complete with 3-phase 220V power, heat, and water. Thereâ€™s also a fully serviced barn and multiple outbuildingsâ€”perfect for storage, creative projects, and outdoor living. A firepit and a winding creek complete the outdoor experience. Enjoy unmatched privacy and natural beauty just minutes from city convenience. This rare opportunity wonâ€™t last!

Built in 1943

## **Essential Information**

MLS® #	E4435149
Price	\$799,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,830
Acres	15.32
Year Built	1943
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	52175 Rge Road 224
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1B7

### Amenities

Features	Deck, Fire Pit, Front Porch, Guest Suite, Hot Water Electric, Lake Privileges, Skylight, Sunroom, Vinyl Windows, Workshop
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Boating, Creek, Flat Site, Lake Access Property, Lake View, Landscaped, Private Setting, Shopping Nearby, Stream/Pond, Vegetable Garden, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter, Stone

### Additional Information

Date Listed	May 8th, 2025
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Days on Market 4

Zoning Zone 60

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Listing information last updated on May 12th, 2025 at 7:17am MDT