

# **\$899,998 - 13 52552 Rge Road 224, Rural Strathcona County**

MLS® #E4426039

**\$899,998**

5 Bedroom, 2.50 Bathroom, 1,405 sqft

Rural on 2.67 Acres

Sun Hill Estates, Rural Strathcona County, AB

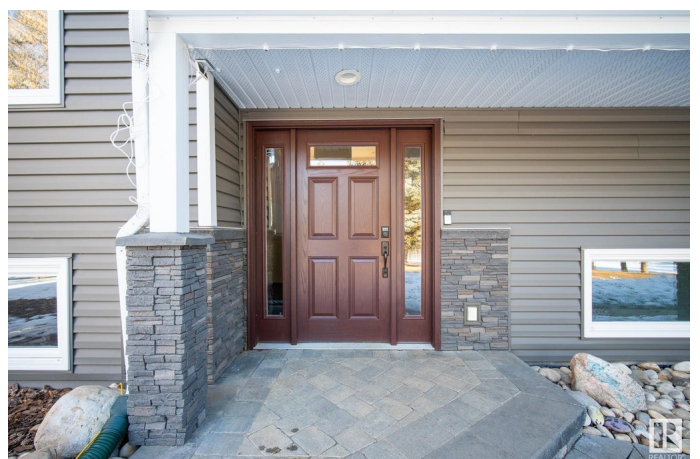
Welcome to this charming home in the desirable Sunhill Estates, offering 2.67 acres of private land backing onto crown land all just minutes from Sherwood Park. W/ 5 bedrms & a functional layout, this home offers ample space for family living. The main floor features a spacious living room w/ massive windows that offers views of the surrounding landscape. The kitchen seamlessly connects to the separate dining area. The main floor also boasts 3 bedrms, including a primary suite w/ a 2pc ensuite. Head downstairs where you'll find a lg rec room w/ a wood-burning FP, 2 additional bedrms, & a 3pc bath. The home has been thoughtfully upgraded throughout, including totally new field septic system, new windows, doors, roof, siding, eavestroughs, furnace & hot water tank. The property features a composite deck that wraps around the entire exterior, along w/ a triple heated garage offering ample space for vehicles and storage. The fully fenced yard with a gated entrance ensures a secure and private outdoor area.

Built in 1976

## **Essential Information**

MLS® #

E4426039



Price	\$899,998
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,405
Acres	2.67
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	13 52552 Rge Road 224
Area	Rural Strathcona County
Subdivision	Sun Hill Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4R7

### Amenities

Features	See Remarks
----------	-------------

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Fenced, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 17th, 2025

Days on Market 43

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 April 29th, 2025 at 7:17am MDT