

Courtesy Of Kat Sieg and Chris K Karampelas Of Sable Realty

# \$1,100,000 - 229 52061 Rge Road 215, Rural Strathcona County

MLS® #E4423040

**\$1,100,000**

5 Bedroom, 3.00 Bathroom, 1,830 sqft  
Rural on 4.84 Acres

Dixon Place, Rural Strathcona County, AB

Experience acreage living at its finest on this 4.84-acre property just outside Sherwood Park! This walkout bungalow features 5 beds, 3 baths, and 1830sqft of beautifully designed space, complete with solid wood kitchen cabinetry, a pot filler, stainless steel appliances & 2 gas fireplaces. Major upgrades include a triple-car heated garage with epoxy floors, a 35x37ft heated workshop (2018) w/ custom cabinetry, 3 outdoor storage sheds, outdoor washroom & a new septic system (2018). The property is fully fenced with & includes a custom remote-controlled front gate with an intercom, an invisible dog fence, and a multi-camera security system. Outdoor highlights include a secluded fire pit area w/an oversized custom built pit, manicured trails, an extended driveway w/programmable commercial grade lights, & a bus shelter with power. Some smart home features include Wi-Fi-controlled exterior lighting & a commercial-grade Wi-Fi booster. Move in and enjoy the perfect blend of privacy, luxury, and functionality!

Built in 2006

## Essential Information

MLS® #                    E4423040



Price	\$1,100,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,830
Acres	4.84
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	229 52061 Rge Road 215
Area	Rural Strathcona County
Subdivision	Dixon Place
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 1B2

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Hot Tub, No Smoking Home, R.V. Storage, Vinyl Windows, Walkout Basement, Wet Bar, Workshop, Vacuum System-Roughed-In
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Fenced, Private Setting, Treed Lot
Construction	Wood

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            February 27th, 2025

Days on Market      15

Zoning                 Zone 80

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Listing information last updated on March 14th, 2025 at 2:47pm MDT