

# \$1,400,000 - 109, 52471 Rge Rd 223, Rural Strathcona County

MLS® #E4423051

**\$1,400,000**

7 Bedroom, 6.00 Bathroom, 6,250 sqft

Rural on 4.25 Acres

Royal Gardens (Strathcona), Rural Strathcona County, AB

This home underwent a massive renovation and 2 additions in 2009 & 2016 where it became the luxurious ESTATE home that it is today! Providing ample space for multiple families or for the dream of HOMESTEADING. This home has so many features with the main goal in mind being upscale COMFORT OF LIVING! With this you have Above Building Code requirements for wall thickness, keeping utility bills low as there is no need for central AC. This home has been upgraded with: \* 3-ple windows \* two high efficiency boilers with one being 200k BTU NTI and the other being 150k BTU \* 5 zone IN-FLOOR HEATING system \* Two 75 Gallon Stainless Steel coil hot water tanks \* The solar vacuum tube heating system, along with the secondary boiler, work together to supplement your heating & reduce your utility costs. Lastly, a grand elevator has been installed to accommodate transportation to the second floor! In addition to this exquisite home, you will also find a massive heated motorhome shop, and oversized 4 car attached garage!

Built in 1986

## Essential Information



MLS® #	E4423051
Price	\$1,400,000
Bedrooms	7
Bathrooms	6.00
Full Baths	5
Half Baths	2
Square Footage	6,250
Acres	4.25
Year Built	1986
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	109, 52471 Rge Rd 223
Area	Rural Strathcona County
Subdivision	Royal Gardens (Strathcona)
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4P9

### **Amenities**

Features	Ceiling 9 ft., Closet Organizers, Deck, Dog Run-Fenced In, Hot Water Natural Gas, No Smoking Home, Parking-Extra, R.V. Storage, Vaulted Ceiling, See Remarks
Parking Spaces	10

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood
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Exterior Features Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, Low Maintenance Landscape

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 27th, 2025

Days on Market 15

Zoning Zone 80

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