

# \$649,900 - 73 53279 Rge Road 225, Rural Strathcona County

MLS® #E4423984

## \$649,900

4 Bedroom, 3.00 Bathroom, 1,607 sqft  
Rural on 1.32 Acres

Tidan Heights, Rural Strathcona County, AB

Welcome Home! Located just minutes from Sherwood Park, Edmonton, and Fort Saskatchewan (with paved roads!), this charming 1,600 sq. ft. bungalow sits on 1.32 acres of beautifully maintained land. Featuring 4 bedrooms, 3 full bathrooms (including an ensuite!), an expansive rec space and a walkout basement, this home offers endless potential to make it your own. The home has been meticulously maintained over the years and is flooded with natural light making it bright and flowy. Enjoy the private, south-facing wrap-around deck is perfect for soaking up the sun year-round weather enjoying warm summer evenings or watching the kids toboggan down the hill in winter! Nestled in a wonderful community, this is the perfect place to call home. Don't miss out on this rare opportunity, acreages like this don't come up often!

Built in 1973

## Essential Information

MLS® #	E4423984
Price	\$649,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,607
Acres	1.32
Year Built	1973
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	73 53279 Rge Road 225
Area	Rural Strathcona County
Subdivision	Tidan Heights
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4V1

### **Amenities**

Features	Deck, Walkout Basement
Parking Spaces	6

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	9
Zoning	Zone 60

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