

\$998,987 - 61 52510 Rge Road 213, Rural Strathcona County

MLS® #E4427225

\$998,987

6 Bedroom, 3.50 Bathroom, 2,980 sqft

Rural on 3.36 Acres

Beaver Valley Estates, Rural Strathcona County, AB

Privacy + comfort on 3.36 acres adjacent to undeveloped community land! 2980 sf home with attached 2-car garage and 24x48 shop with 16x12' door (both with in-floor heat). Custom designed with 3+3 bedrooms, main floor office, 3 full + 1 half baths. The grand entrance opens up to the sunken living room and open dining room with amazing windows for lots of natural light and view of the many trees. Chef's kitchen with a large island with counter-top range, wall oven, 2 fridges, oversized pantry. Second floor has the king-sized main bedroom suite with dual walk-in closets, spacious ensuite (dual vanity, dual-head shower & tub, balcony) + amazing view, 2 more bedrooms & another 5 pc bathroom. The developed basement has 3 more big bedrooms, huge rec room, full bathroom, in-floor heat. Separate 40x60 shed (w/power) ready for development. Updates since 2021: new boiler, shingles, 200 amp electrical, new septic system (current code), basement flooring & bathroom, dishwasher & wall oven. Just 10 mins to Ardrossan.

Built in 1999

Essential Information



MLS® #	E4427225
Price	\$998,987
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,980
Acres	3.36
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	61 52510 Rge Road 213
Area	Rural Strathcona County
Subdivision	Beaver Valley Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2G6

Amenities

Features	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Tankless, No Smoking Home, R.V. Storage
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Environmental Reserve, Fruit Trees/Shrubs, Lake View
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed March 24th, 2025

Days on Market 75

Zoning Zone 80

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