

\$1,739,900 - 170 52367 Rge Road 223, Rural Strathcona County

MLS® #E4432118

\$1,739,900

4 Bedroom, 3.50 Bathroom, 3,056 sqft

Rural on 0.84 Acres

Grange Country Estates, Rural Strathcona County, AB

Welcome to the Grange Country Estates & this one-of-a-kind, 3,000 sqft executive custom-built dream home on 0.84 acres, backing & siding onto municipal & environmental reserves. The main floor impresses with 10'™ ceilings, a home office with built-in floating credenza & cabinetry, & a stunning open concept design. The designer kitchen showcases a 12'™ island, walk-in pantry, butler kitchen, & premier built-in Miele appliances. The large eating area is ideal for family gatherings, while the family room features a built-in TV & 9'™ fireplace. Step out to a covered deck & backyard oasis with putting green, sunken trampoline, & fire pit with stone surround. Upstairs offers a laundry room, 3 bedrooms including a spa-like primary suite with 4pc ensuite & walk-in closet with built-ins, plus a 5pc main bath. The finished basement boasts 9'™ ceilings, a theater room, rec area, wet bar, workout room, bedroom, 3pc bath, & sauna. Heated triple garage with access to an attached 1,600 sqft heated shop with in-floor heat.

Built in 2016

Essential Information



| | |
|----------------|------------------------|
| MLS® # | E4432118 |
| Price | \$1,739,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,056 |
| Acres | 0.84 |
| Year Built | 2016 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 170 52367 Rge Road 223 |
| Area | Rural Strathcona County |
| Subdivision | Grange Country Estates |
| City | Rural Strathcona County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8C 1A8 |

Amenities

| | |
|----------|--|
| Features | Ceiling 10 ft., Deck, Exercise Room, Fire Pit, Wet Bar, 9 ft. Basement Ceiling |
|----------|--|

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 | Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Private Setting, Treed Lot |

| | |
|--------------|--------------------|
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 26 |
| Zoning | Zone 80 |

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Listing information last updated on May 18th, 2025 at 4:47am MDT