# \$2,249,702 - 52117 Rr 213, Rural Strathcona County

MLS® #E4432646

## \$2,249,702

5 Bedroom, 5.50 Bathroom, 3,826 sqft Rural on 79.07 Acres

None, Rural Strathcona County, AB

A SETTING LIKE NO OTHER...THE **ULTIMATE RANCH.....NEARLY 80** ACRES....JUST 15 MINUTES EAST THE CITY....0VER 10,000 SQ FEET OF SHOP....OVER 6000 SQ FOOT CUSTOM HOUSE....PERCHED INTO A HILLSIDE....~!WELCOME HOME!~ INVITED INTO YOUR WINDING DRIVEWAY, IT FEELS LIKE A MOVIE SET. Double doors into the large foyer, natural light is everywhere. Stunning gourmet kitchen with U-shaped island, and the heart of the home surrounds. Primary retreat has it all, spa ensuite, large closet and access to the 4 season room. Kids wing has the neatest connecting room in the closet(you'll see!) Plus a bonus room above the garage! Basement has another massive rec room, theatre room & so much more! Yard & landscaping has been meticulously crafted. Now the shop... steel frame, footprint is 5000 sq ft, structural slab with full basement, wash bay, and also mezzanine space with extra storage, office and bathroom. I could NOT cover the extras this property has on a 100 pages!

Built in 2004

### **Essential Information**

MLS® # E4432646 Price \$2,249,702







Bedrooms 5

Bathrooms 5.50

Full Baths 5

Half Baths 1

Square Footage 3,826

Acres 79.07

Year Built 2004

Type Rural

Sub-Type Detached Single Family

Style Hillside Bungalow

Status Active

## **Community Information**

Address 52117 Rr 213

Area Rural Strathcona County

Subdivision None

City Rural Strathcona County

County ALBERTA

Province AB

Postal Code T8G 1B5

#### **Amenities**

Features Air Conditioner, Closet Organizers, Deck, Fire Pit, Workshop, See

Remarks

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-2, Natural Gas

Fireplace Yes Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Landscaped, See Remarks

Construction Wood

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 24th, 2025

Days on Market 176

Zoning Zone 80

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