

# **\$494,702 - 53045 Rge Road 215, Rural Strathcona County**

MLS® #E4448699

**\$494,702**

1 Bedroom, 1.00 Bathroom, 743 sqft

Rural on 12.00 Acres

None, Rural Strathcona County, AB

12 ACRES...PRIVATE SETTING/TREES & OPEN LAND...CLOSE TO ARDROSSAN/SHERWOOD PARK...GREAT POTENTIAL TO BUILD YOUR DREAM HOME!...Eat in kitchen is just off deck to back. Great size bedroom w/additional area for flex space/storage. Four piece bath on main as well. Walkout basement is unfinished. This property is in an ideal location - close proximity to Ardrossan and schools (Ardrossan & Uncas). Approximately 15 min to Sherwood Park.

Built in 1956

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4448699               |
| Price          | \$494,702              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 743                    |
| Acres          | 12.00                  |
| Year Built     | 1956                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



Status Active

Community Information

Address 53045 Rge Road 215  
Area Rural Strathcona County  
Subdivision None  
City Rural Strathcona County  
County ALBERTA  
Province AB  
Postal Code T8A 2E5

Amenities

Features Deck, R.V. Storage, See Remarks

Interior

Heating Forced Air-1, Natural Gas  
Stories 1  
Has Basement Yes  
Basement Full, Unfinished

Exterior

Exterior Wood  
Exterior Features Flat Site, Private Setting, Treed Lot, See Remarks  
Construction Wood  
Foundation Concrete Perimeter

Additional Information

Date Listed July 18th, 2025  
Days on Market 12  
Zoning Zone 80

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