

# **\$1,599,000 - 272 52367 Rge Road 223, Rural Strathcona County**

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MLS® #E4435652

**\$1,599,000**

3 Bedroom, 2.50 Bathroom, 2,215 sqft

Rural on 0.67 Acres

Grange Country Estates, Rural Strathcona County, AB

Nestled in the prestigious Grange Country Estates, this exquisite executive home showcases over 4300sqft of impeccable living space on a beautifully landscaped .67 acre, minutes from Sherwood Park. Backing onto municipal reserve & serviced by municipal water & sewer, the home welcomes you w/a grand foyer & a spectacular great room featuring a gas fireplace framed in stacked stone & timber beams. Patio doors open to a serene 300 sqft sunroom, flowing seamlessly to an open-air deck & fenced yard w/full irrigation. The chef-inspired kitchen boasts a massive island, premium ss appliances, extensive cabinetry, sunlit dining space & a discreet butler's pantry. The lavish primary suite offers a custom walk-in closet & spa-like 5pc ensuite w/glass shower, water closet, & heated floors. The finished basement includes 2 beds, a flex room, a stylish rec area w/cork flooring, wet bar & access to a stunning quad garage w/tandem drive-thru. 9' ceilings on both levels elevate the grandeur of this extraordinary home.

Built in 2014

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4435652               |
| Price          | \$1,599,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,215                  |
| Acres          | 0.67                   |
| Year Built     | 2014                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 272 52367 Rge Road 223  |
| Area        | Rural Strathcona County |
| Subdivision | Grange Country Estates  |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8C 1B1                 |

### **Amenities**

|          |  |
|----------|--|
| Features | Air Conditioner, Ceiling 9 ft., Deck, Gazebo, Sunroom, Wet Bar, 9 ft. Basement Ceiling |
|----------|--|

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                                  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood                                      |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped |
| Construction      | Wood                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 9th, 2025

Days on Market                59

Zoning                            Zone 80

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Listing information last updated on July 7th, 2025 at 5:47am MDT