

# **\$749,900 - 13 52306 Rge Road 212, Rural Strathcona County**

MLS® #E4444004

**\$749,900**

3 Bedroom, 2.50 Bathroom, 1,554 sqft

Rural on 3.09 Acres

Antler Meadows, Rural Strathcona County, AB

STOP!!! and take a look at this amazing opportunity. This is the perfect 2 for 1 purchase. She gets the beautiful 1500sqft, 2 bedrooms up and 1 down Bi-Level with Brazilian teak hardwood flooring, a bright open floor plan with tons of natural light, large kitchen with granite counter tops and a huge island lets not forget the amazing dining room with large window over looking the nature on this 3acre lot. The living room with fireplace is the perfect place to sit and relax. There's a large primary bedroom with a huge walk-in closet and a 3pce ensuite and make up counter. The basement is complete with large rec room, wet bar and pool table area and a third bedroom. And for him its a 3acre lot with a 28x60 garage/shop, with concrete flooring, 220volt, and set up for in floor heating. All this backing onto reserve land

Built in 1992

## **Essential Information**

MLS® #	E4444004
Price	\$749,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,554
Acres	3.09
Year Built	1992
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	13 52306 Rge Road 212
Area	Rural Strathcona County
Subdivision	Antler Meadows
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 1C1

### **Amenities**

Features	Closet Organizers
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Not Fenced, Park/Reserve, Schools
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	13

## Zoning

## Zone 80

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Listing information last updated on July 6th, 2025 at 3:17am MDT