

# **\$779,000 - 26 52411 Rge Road 214, Rural Strathcona County**

MLS® #E4445250

**\$779,000**

4 Bedroom, 3.00 Bathroom, 1,241 sqft

Rural on 3.23 Acres

Tanglewood, Rural Strathcona County, AB

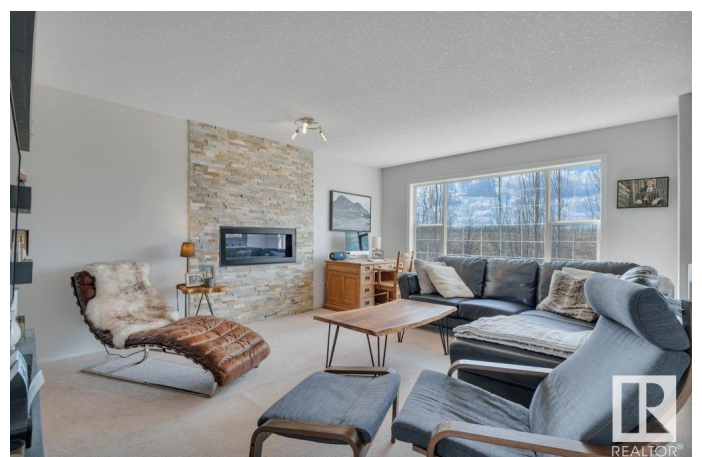
Acreage living at its finest, this walk-out bi-level on 3+ acres offers over 1240 sq ft of living space. Having city water eliminates the need for time consuming water hauling. This bright home features 3 bedrooms upstairs, including the primary bedroom with a 3 piece ensuite. The lower level has been extensively updated and has 9-foot ceilings, an additional bedroom, 3 piece bathroom and rec room. Updates include a newer roof, basement reno, in-floor heating and fencing. The property is beautifully landscaped with natural fresh water sources for a gardening area to grow your own produce and a pond for learning how to skate like the next big hockey star and enjoying wildlife. Experience the peace of acreage living with the security of being located within a subdivision. Located 10 minutes from Sherwood Park, it's close to the rapidly growing Ardrossan, spray parks, and a rec centre. Nearby schools provide great educational opportunities. A rare find offering tranquility and modern amenities.

Built in 1999

## **Essential Information**

MLS® # E4445250

Price \$779,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,241
Acres	3.23
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	26 52411 Rge Road 214
Area	Rural Strathcona County
Subdivision	Tanglewood
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2G8

### Amenities

Features	Detectors Smoke, No Animal Home, No Smoking Home, Patio, R.V. Storage, Recreation Room/Centre, Vinyl Windows, Walkout Basement, See Remarks
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### 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, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Rolling Land, Schools, Shopping Nearby, Sloping Lot, Treed Lot, Vegetable Garden, See Remarks, Partially Fenced
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 2nd, 2025

Days on Market                2

Zoning                            Zone 80

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Listing information last updated on July 4th, 2025 at 5:32am MDT