

# **\$529,000 - 62 53051 Rge Road 211, Rural Strathcona County**

MLS® #E4423926

**\$529,000**

3 Bedroom, 1.50 Bathroom, 1,835 sqft

Rural on 4.42 Acres

Woodville Estates, Rural Strathcona County,  
AB

SUPER CLEAN & UPGRADED CEDAR HOME NESTLED IN A PRIVATE, TREED SETTING IN WOODVILLE ESTATES. THE WILDLIFE ARE YOUR NEIGHBORS INCLUDING ALMOST DAILY VISITS FROM THE WHITETAIL DEER. ELK ISLAND PARK AND THE STRATHCONA WILDERNESS CENTER ARE JUST MINUTES AWAY. UPGRADES TO THE HOME INCLUDE CEDAR SHAKES C/W INSULATION, RESTAINED EXTERIOR SIDING, FLOORING, WINDOWS, SLIDING, PATIO DOOR, GARAGE DOOR, NEW APPLIANCES, AND A CONVERTED AEROBIC BIOLOGICAL SEPTIC SYSTEM WITH HEATLINE FREEZE PROTECTION AND LIFETIME WARRANTY. A VERY SPECIAL FEATURE OF THE HOME IS THE WALL TO WALL WINDOWS IN THE LIVING ROOM OFFERING GREAT VIEWS OF THE DECK AND GAZEBO. THE BASEMENT IS PARTLY DEVELOPED WITH A WOODBURNING FIREPLACE. A GREAT FAMILY HOME.

Built in 1976

## **Essential Information**



MLS® #	E4423926
Price	\$529,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,835
Acres	4.42
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	62 53051 Rge Road 211
Area	Rural Strathcona County
Subdivision	Woodville Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 2C6

### **Amenities**

Features	Bar, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Open Beam, Vaulted Ceiling, Vinyl Windows
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### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting, Treed Lot
Construction	Wood
Foundation	Wood

**Additional Information**

Date Listed            March 3rd, 2025  
Days on Market      60  
Zoning                Zone 80

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