

# **\$1,399,000 - 15 53016 Rge Road 222, Rural Strathcona County**

MLS® #E4443923

**\$1,399,000**

7 Bedroom, 3.50 Bathroom, 2,330 sqft

Rural on 2.00 Acres

Four Ridges, Rural Strathcona County, AB

YOU DESERVE THE LION'S SHARE!! Come live like Royalty in this European inspired custom built Estate Home! Located in Four Ridges, only 5 minutes from Sherwood Park. This impressive WALKOUT BUNGALOW offers 4660 square feet of total living space! Massive entrance & soaring ceilings! Open & spacious living room with gas fireplace, hardwood floors & an abundance of natural light throughout. Gorgeous kitchen with rich cabinetry, Granite & generous dining area. AMAZING DECK to enjoy the stunning views! Total of 7 bedrooms & 4 bathrooms! GORGEOUS ENSUITE! You'll LOVE the private treed setting with STUNNING LANDSCAPING! INCREDIBLE 3 TIERED MASONRY RETAINING WALLS! Concrete patio & paved walkway lead you to enjoy the natural setting. Amazing basement with 9 ft ceilings, slate flooring, 3 bedrooms, full bathroom, huge family room & double sided gas fireplace. NEW SHINGLES (2022). Municipal water & sewer/septic. TRIPLE & HEATED ATTACHED GARAGE plus a massive driveway for your toys! WOW! See it and you will love it!

Built in 2007

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4443923               |
| Price          | \$1,399,000            |
| Bedrooms       | 7                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,330                  |
| Acres          | 2.00                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 15 53016 Rge Road 222   |
| Area        | Rural Strathcona County |
| Subdivision | Four Ridges             |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8B 1A8                 |

### **Amenities**

|          |             |
|----------|-------------|
| Features | Deck, Patio |
|----------|-------------|

### **Interior**

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

### **Exterior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood                                               |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Private Setting |
| Construction      | Wood                                               |
| Foundation        | Concrete Perimeter                                 |

**Additional Information**

Date Listed                June 23rd, 2025  
Days on Market        76  
Zoning                    Zone 80

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