

# **\$665,000 - 253 52152 Rge Road 225, Rural Strathcona County**

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MLS® #E4453549

**\$665,000**

5 Bedroom, 3.00 Bathroom, 1,505 sqft

Rural on 3.01 Acres

Greenwood Estates (Strathcona), Rural  
Strathcona County, AB

HILLSIDE BUNGALOW ON 3 PRIVATE ACRES OF LUSH GREEN TREES in a spectacular location just 6 MIN OUTSIDE SHERWOOD PARK! Welcome to the established community of Greenwood Estates, where you can enjoy all the benefits of quiet country living just minutes away from all amenities. Nestled in the trees, this SPRAWLING FAMILY HOME offers 2,600+ FINISHED SQ FT on 2 levels with 5 bedrooms, 2 full & 2 half baths, a WALK-OUT BASEMENT with huge rec room, and an oversized heated double garage. Continue with cosmetic updates to truly make this home your own as several key upgrades have been completed in recent years incl: 2 newer furnaces, HWT, pressure tank, S/S appliances, upstairs carpet & paint, laminate floors, side porch & a new shower surround in the basement. Or build your dream home with multiple building sites on the property to choose from. Don't miss this rare opportunity to own a peaceful treed acreage minutes from town!

Built in 1974

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4453549               |
| Price          | \$665,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,505                  |
| Acres          | 3.01                   |
| Year Built     | 1974                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 253 52152 Rge Road 225         |
| Area        | Rural Strathcona County        |
| Subdivision | Greenwood Estates (Strathcona) |
| City        | Rural Strathcona County        |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T8C 1C6                        |

### Amenities

|          |                                                              |
|----------|--------------------------------------------------------------|
| Features | Air Conditioner, Deck, Patio, R.V. Storage, Walkout Basement |
|----------|--------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                           |
| Exterior Features | Fruit Trees/Shrubs, Golf Nearby, Hillside, Landscaped, Playground Nearby, Shopping Nearby, Stream/Pond, Treed Lot, See Remarks |
| Construction      | Wood                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                             |

**Additional Information**

Date Listed            August 18th, 2025  
Days on Market      18  
Zoning                Zone 80

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Listing information last updated on September 5th, 2025 at 6:32am MDT