

# **\$829,000 - 314 52349 Rge Road 222, Rural Strathcona County**

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MLS® #E4454512

**\$829,000**

4 Bedroom, 3.00 Bathroom, 1,464 sqft

Rural on 8.87 Acres

Adam Lily Acres, Rural Strathcona County, AB

BRING YOUR HORSES TO THIS EXCEPTIONALLY WELL MAINTAINED 8.87 AC PARCEL. COMES WITH A GORGEOUS AIR CONDITIONED BUNGALOW, PAVED DRIVE, 24 X 26' GARAGE, 26 X 28' GARAGE, ROUND PEN, 3 SHEDS, HAY STORAGE, CORALS, FENCING AND CROSS FENCING. THE HOME BOASTS BEAUTIFUL HARDWOOD FLOORING, STAINLESS STEEL APPLIANCES, GRANITE COUNTER TOPS, A SPACIOUS PRIMARY BEDROOM C/W WITH A 3 PCE ENSUITE AND PATIO DOORS TO A SOUTH FACING DECK WITH A HOT TUB. THE BASEMENT IS WELL DEVELOPED WITH 2 BEDROOMS, FAMILY ROOM, 3 PCE BATH, AND LOTS OF STORAGE. RECENT RENOVATIONS INCLUDE KITCHEN 2015, TRIPLE PANE WINDOWS 2016, H2O TANK AND LENNOX FURNACE WITH A/C 2016 & SHINGLES 2015. A VERY NICE FEATURE OF THE HOME IS THE PATIO DOORS OF THE DINETTE TO AN EAST FACING DECK C/W GAS BBQ HOOKUP. ALL THIS JUST 5 MINUTES TO SHERWOOD PARK OR ARDROSSAN. ABSOLUTELY NOTHING TO DO HERE BUT MOVE IN.

Built in 1992



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4454512               |
| Price          | \$829,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,464                  |
| Acres          | 8.87                   |
| Year Built     | 1992                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 314 52349 Rge Road 222  |
| Area        | Rural Strathcona County |
| Subdivision | Adam Lily Acres         |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8C 1A4                 |

## Amenities

|          |                                                                  |
|----------|------------------------------------------------------------------|
| Features | Air Conditioner, Deck, Fire Pit, Hot Tub, Natural Gas BBQ Hookup |
|----------|------------------------------------------------------------------|

## Interior

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

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Private Setting    |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

## Additional Information

Date Listed August 24th, 2025

Days on Market 10

Zoning Zone 80

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Listing information last updated on September 3rd, 2025 at 7:32pm MDT