

\$822,200 - 2 52245 Rge Rd 225, Rural Strathcona County

MLS® #E4461352

\$822,200

3 Bedroom, 2.50 Bathroom, 3,002 sqft

Rural on 2.04 Acres

Huntington Hills Estates, Rural Strathcona County, AB

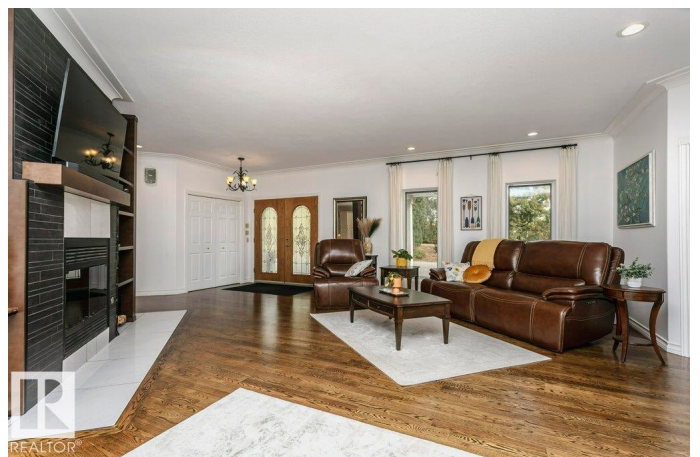
Natural, private setting just minutes from Sherwood Park. Bird watchers delight! This bungalow has an open design with expanses of hardwood flooring and 9 Ft. ceilings throughout. Some of the many upgraded features are the steam shower in the primary bedroom 5 pc. ensuite, with heated tile floor. The primary bedroom is very spacious and also has a walk-in closet. The other 2 bedrooms are on the other end of the house and are large and bright. There's a renovated jack & jill bathroom between them. Enjoy the warmth of a 2-sided fireplace that divides the living room and dining area. The heated triple garage has lots of storage room beside room for 3 full-size vehicles. The deck is massive and includes an area covered by a beautiful gazebo structure. There is are two storage sheds. One has been used as a playhouse. The crawl space foundation is over 5 ft. in height with a concrete floor. No shortage of storage spaces in this lovely home.

Built in 1994

Essential Information

MLS® # E4461352

Price \$822,200



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,002
Acres	2.04
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	2 52245 Rge Rd 225
Area	Rural Strathcona County
Subdivision	Huntington Hills Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1C6

Amenities

Features	Air Conditioner, Ceiling 9 ft., Closet Organizers, Crawl Space, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	See Remarks, No Basement

Exterior

Exterior	Wood
Exterior Features	Low Maintenance Landscape, Private Setting, Sloping Lot, Treed Lot
Construction	Wood
Foundation	Preserved Wood

Additional Information

Date Listed October 8th, 2025
Days on Market 11
Zoning Zone 80

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