

# **\$949,900 - 194 52225 Rge Road 232, Rural Strathcona County**

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MLS® #E4435326

**\$949,900**

3 Bedroom, 3.00 Bathroom, 1,616 sqft

Rural on 2.11 Acres

Carriage Lane, Rural Strathcona County, AB

Best of both worlds, city convenience and acreage living! Private 2.11 acre setting surrounds this custom built 1616 sq ft walkout bungalow featuring vaulted ceiling in the living room and a wood burning fireplace with log lighter. Formal dining area perfect for entertaining with large windows overlooking backyard. Oak kitchen with newer gas stove, central vac sweeper, door to deck and patio. Primary bedroom with walk in closet and 3 piece ensuite. Two additional bedrooms on main and a newly renovated main bath. Central staircase down to the fully finished basement with in floor heating, 9 ft ceilings, double doors and windows to backyard. Family room with slated finish feature wall, work out room, office, large laundry room and three piece bath with steam shower. 2500 gal cistern is 5 yrs old. A/C & furnace are about 6 years old. Raised garden beds, firepit, 3 sheds and pond finish off this beautifully landscaped acreage. Quiet spot located off the busy roads with quick access to the Whitemud or Henday.

Built in 1992

## **Essential Information**

MLS® # E4435326

Price \$949,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,616
Acres	2.11
Year Built	1992
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	194 52225 Rge Road 232
Area	Rural Strathcona County
Subdivision	Carriage Lane
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8B 1L5

### Amenities

Features	Air Conditioner, Deck, Fire Pit, Patio, Vaulted Ceiling, Walkout Basement, 9 ft. Basement Ceiling
Parking Spaces	10

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting, Shopping Nearby, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 8th, 2025  
Days on Market      41  
Zoning                Zone 80

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