

# **\$1,950,000 - 217 52105 Rge Road 225, Rural Strathcona County**

MLS® #E4439439

**\$1,950,000**

4 Bedroom, 5.00 Bathroom, 2,296 sqft

Rural on 1.98 Acres

Estates At Crimson Leaf, Rural Strathcona County, AB

STUNNING 2,300 sq ft Fully Fenced Walkout Bungalow in the Executive Estates at Crimson Leaf with an oversized 4 attached garage with 10'™ door height, plus a double detached garage. This Home Exudes Elegance through and through with every option, any concerning purchaser could want. The Grand Entrance invites you to the open floor plan with Chefs kitchen, Gas range, Integrated Sub-Zero Fridge and large island overlooking the family room with floor to ceiling stone fireplace framed by soaring windows looking onto your massive deck, treed and private south facing serene nature space. The main floor offers 2 spacious bedrooms plus an impressive primary suite with a spa-like en-suite. The curved staircase glides you down to the Entertainers Dream basement with Heated Polished Concrete Floors throughout, Fully Screened Patio Walkout, Luxurious Theater Room, and 2 additional bedrooms, both with Gorgeous En-suites. The list of Features in this home is Extensive with Geo-Thermal Heating topping off the chart.

Built in 2009

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4439439               |
| Price          | \$1,950,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 2                      |
| Square Footage | 2,296                  |
| Acres          | 1.98                   |
| Year Built     | 2009                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 217 52105 Rge Road 225  |
| Area        | Rural Strathcona County |
| Subdivision | Estates At Crimson Leaf |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8C 1C2                 |

### Amenities

|                |  |
|----------------|--|
| Features       | Air Conditioner, Bar, Deck, Fire Pit, Hot Tub, No Animal Home, No Smoking Home, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement |
| Parking Spaces | 10   |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | ensuite bathroom                  |
| Heating           | In Floor Heat System, Geo Thermal |
| Fireplace         | Yes                               |
| Stories           | 2                                 |
| Has Basement      | Yes                               |
| Basement          | Full, Finished                    |

### Exterior

|          |      |
|----------|------|
| Exterior | Wood |
|----------|------|

|                   |  |
|-------------------|--|
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Hillside, Landscaped, Private Setting, Rolling Land, Treed Lot |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 80        |

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Listing information last updated on June 18th, 2025 at 4:32am MDT