

# **\$998,987 - 61 52510 Rge Road 213, Rural Strathcona County**

MLS® #E4442549

**\$998,987**

6 Bedroom, 3.50 Bathroom, 2,980 sqft

Rural on 3.36 Acres

Beaver Valley Estates, Rural Strathcona County, AB

Idyllic privacy meets spacious comfort & potential. This contractors dream acreage features a 6 bedroom, 4 bathroom home with great natural light throughout. The main floor boasts a spacious kitchen, gorgeous & bright dining room, large living room, main floor laundry, huge den, grand entry with curved staircase. The primary bedroom suite overlooks the pond, has a 5 pc ensuite & dual closets. 2 large secondary bedrooms & 5pc bath. The fully finished basement also has 3 large bedrooms, recroom & great storage space. The big bonus is the 24x48 attached, heated shop adjacent to the attached 24x24 garage! Plus the 40x60 energized shed! Most of the major updates are done: since 2021- shingles, boiler, 3 stage septic system, upgraded to 200 amp service (trenched to house), basement, dishwasher & wall oven. All that is left is some minor esthetics such as paint & flooring to personalize it and this home is a dream! 3.36 gorgeous acres to play with and enjoy plus close to Ardrossan, only 15 mins to Sherwood Park.

Built in 1999

## **Essential Information**



MLS® #	E4442549
Price	\$998,987
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,980
Acres	3.36
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	61 52510 Rge Road 213
Area	Rural Strathcona County
Subdivision	Beaver Valley Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2G6

### **Amenities**

Features	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Tankless, No Smoking Home, R.V. Storage
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Environmental Reserve, Fruit Trees/Shrubs, Lake View
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 14th, 2025  
Days on Market                4  
Zoning                              Zone 80

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