

# **\$889,000 - 37 53059 Rge Road 224, Rural Strathcona County**

MLS® #E4452135

**\$889,000**

4 Bedroom, 2.50 Bathroom, 1,313 sqft

Rural on 2.99 Acres

Williams Park, Rural Strathcona County, AB

Exceptional private equestrian acreage just minutes from Sherwood Park! Nestled on beautifully treed, mature land with circular driveway, this property boasts outstanding pride of ownership. Enjoy a lush yard with flower beds, fish pond, and large covered rear porch. The upgraded home features hardwood floors, quartz kitchen with moveable island and coffee bar, brick fireplace, and 2 bedrooms up including a primary with ensuite. Finished basement includes 2 more bedrooms, Jack & Jill bath, cold storage, and cozy family room with wood burning fireplace. Horse lovers will adore the showpiece barn: full concrete pad, 3 box stalls with rubber mats, heated tack room with laminate flooring, utility room, overhead furnace, washer, and kitchen/feed space. Each stall has independent lighting. The land is fully fenced with removable carriage-bolt rails, 3 movable shelters, 80'™ round pen, and power to all pens. Large trailer turnaround, dusk-to-dawn lights, and 24/7 barn surveillance included. Welcome to your dream!



Built in 1972

## **Essential Information**

MLS® # E4452135

Price \$889,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,313                  |
| Acres          | 2.99                   |
| Year Built     | 1972                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 37 53059 Rge Road 224   |
| Area        | Rural Strathcona County |
| Subdivision | Williams Park           |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8E 2K4                 |

### Amenities

|          |                                  |
|----------|----------------------------------|
| Features | Air Conditioner, Fire Pit, Patio |
|----------|----------------------------------|

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Landscaped         |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed August 8th, 2025

Days on Market 28

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 5th, 2025 at 3:48pm MDT