

# **\$2,800,000 - 52367 Rge Road 223, Rural Strathcona County**

MLS® #E4439489

**\$2,800,000**

6 Bedroom, 8.00 Bathroom, 7,663 sqft

Rural on 0.75 Acres

Grange Country Estates, Rural Strathcona County, AB

Welcome to Grange County Estates, a beautiful enclave less than 10mins from Sherwood Park. Custom-built masterpiece has 11,365 sqft of magnificent living space nestled on .75 acres on a private oasis. Featuring 6 large bedrooms w/WICâ€™s (4 w/ensuites), a barrier free office w/ensuite & separate entrance, perfect for home business or aging family members. The grand owner's suite is inspiring! Luxurious ensuite, his & her dressing room closets, coffee bar, sitting room, F/P & private balcony w/hot tub to take in enchanting views as you listen to the serene waterfall. The south facing deck off the dining area has a fully enclosed 3 season room w/screens & automated louvers to create the most stunning sanctuary. Walk-out basement has in-floor heat & showcases a theatre, full entertainment bar PLUS, games room for hosting the most unforgettable events. The 8-car garage can fit any truck or boat & has space to store, hook up any RV on side of home. **MUST BE SEEN TO FULLY APPRECIATE SCOPE, GRANDEUR & ELOQUENCE!!!**



Built in 2016

## **Essential Information**

MLS® #	E4439489
Price	\$2,800,000
Bedrooms	6
Bathrooms	8.00
Full Baths	7
Half Baths	2
Square Footage	7,663
Acres	0.75
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	52367 Rge Road 223
Area	Rural Strathcona County
Subdivision	Grange Country Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1A8

### Amenities

Features	Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke, Fire Pit, Hot Tub, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Sprinkler Sys-Underground, Television Connection, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, See Remarks, HRV System
Parking Spaces	8

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs    Onto    Park/Trees,    Cul-De-Sac,    Environmental    Reserve, Landscaped, No Back Lane, No Through Road, Private Setting, Ravine View
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	17
Zoning	Zone 80

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Listing information last updated on June 16th, 2025 at 3:47am MDT