# \$779,000 - 26, 52411 Rge Rd 214, Rural Strathcona County

MLS® #E4456000

### \$779,000

4 Bedroom, 3.00 Bathroom, 1,241 sqft Rural on 3.23 Acres

Tanglewood, Rural Strathcona County, AB

Acreage living at its finest, this walk-out bi-level on 3+ acres offers over 1240 sq ft of living space. Having city water eliminates the need for time consuming water hauling. This bright home features 3 bedrooms upstairs, including the primary bedroom with a 3 piece ensuite The lower level has been extensively updated and has 9-foot ceilings, an additional bedroom, 3 piece bathroom and rec room. Updates include a newer roof, basement reno, in-floor heating and fencing. The property is beautifully landscaped with natural fresh water sources for a gardening area to grow your own produce and a pond for learning how to skate like the next big hockey star and enjoying wildlife. Experience the peace of acreage living with the security of being located within a subdivision. Located 10 minutes from Sherwood Park, it's close to the rapidly growing Ardrossan, spray parks, and a rec centre. Nearby schools provide great educational opportunities. A rare find offering tranquility and modern amenities.

Built in 1999

#### **Essential Information**

MLS® # E4456000 Price \$779,000







Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,241

Acres 3.23

Year Built 1999

Type Rural

Sub-Type Detached Single Family

Style Bi-Level

Status Active

## **Community Information**

Address 26, 52411 Rge Rd 214

Area Rural Strathcona County

Subdivision Tanglewood

City Rural Strathcona County

County ALBERTA

Province AB

Postal Code T8E 2G8

#### **Amenities**

Features Detectors Smoke, No Animal Home, No Smoking Home, Patio, R.V.

Storage, Recreation Room/Centre, Walkout Basement, See Remarks

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, In Floor Heat System, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Playground

Nearby, Rolling Land, Schools, Shopping Nearby, Sloping Lot, Treed

Lot, Vegetable Garden, See Remarks, Partially Fenced

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed September 4th, 2025

Days on Market 55

Zoning Zone 80

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