



**Rural Strathcona County** M: 4 R: 22 T: 52 S: 22 Q: **LP:** \$364,900  
 38 52367 RR 223 **SP:** M

**ACTIVE**

**List ID#:** E4255620  
**Type:**  
**Style:**  
**Year Built:**  
**Full Baths:** 0  
**Half Baths:**  
**Tot A.G. SqFt:**

**Nearest Town:** Sherwood Park  
**Total Acreage:** 0.990  
**Bdrms Above:** 0 **Bdrms Total:**  
**Basement:**  
**Basement Dev:**  
**Tot A.G. SqM:**

Vendor will carry financing for 1 year with 10% deposit. Lot 3 is a south-west facing lot backing onto green space in The Grange Country Estates, a premier subdivision 3 minutes East of Sherwood Park designed to promote harmonious integration between nature & community. It is surrounded by 82 acres of municipal reserve protecting a significant tree stand to retain important wildlife corridors and enhance property value. Managed by architectural guidelines and the implementation of municipal sewer and water make this elite subdivision truly one of a kind.

**Directions:**

**Virtual Tour:**

**Brochure:**

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt
<b>Baths:</b>							<b>Main:</b>		
<b>Ensuite Baths:</b>							<b>Upper:</b>		
<b>Finished Lvl:</b>							<b>Abv Grd:</b>		
<b>Fireplace:</b>							<b>Lower:</b>		
<b>Parking:</b>							<b>Blw Grd:</b>		
							<b>Total A.G.:</b>		
<b>Living Rm:</b>				<b>Primary</b>					
<b>Dining Rm:</b>				<b>Bedroom 2:</b>					
<b>Kitchen:</b>				<b>Bedroom 3:</b>					
<b>Family Rm:</b>				<b>Bedroom 4:</b>					
<b>Den:</b>									
<b>Bonus Rm:</b>									

**Flooring:** **Foundation:**  
**Construction:** **Heat Type:**  
**Roof:** **Heat Source:**  
**Exterior:**

**Site Influen:** Backs Onto Park/Trees, Park/Reserve, Private Setting **Features:**

**Goods Incl:** **Goods Exclud:**  
**Restrictions:** Restrictive Covenant-Bldg

**Warranty:** **Water Supply:** Municipal  
**Heat Paid For:** Paid For **Swr/Septic:** Municipal/Community  
**Power:** None **Out Buildings:**

<b>Condo Name:</b>	<b>Condo Fee</b>
<b>Condo Fee:</b>	
<b>Condo Fee Schedule:</b>	

**Frontage (M):** **Lot Dimen:**  
**Depth (M):** **Lot Shape:**  
**Road Access:** Paved **Land Use:**  
**Conform:** **Conform Year:** **Front Expos:**  
**Taxes:** \$2,479.86 **Tax Year:** 2020