

**Rural Strathcona County****M 4****R 22****T 51****S 33****Q SW****LP:****\$489,900**

25 51509 RGE RD 224

T8C 1H5

SP:

**Listing ID #** E4315304**Building Type** Detached Single Family**Style** Bungalow**Year Built** 1979**Agricultural****Total Acreage** 3.360**Nearest Town** 0523**Dist to Town****Sold Date****Beds Above/Total** 4 / 5**Baths Half/Full** 1 / 3**Total Baths** 3.1**Tot Floor AG SqM** 184.91**Tot Floor AG SF** 1,990.37**ACTIVE**

Located in the community of Lincoln Greene, this 1,990 sqft bungalow is situated on 3.36 acres just minutes from Edmonton and Sherwood Park. This home offers an open concept main level with vaulted ceilings, sunken living room, formal dining room, family room with a floor to ceiling brick faced wood burning fireplace, large kitchen and eating area with sliding doors to the deck. Completing the main level is an office, 2pc powder room, laundry room, 4pc main bathroom and 4 bedrooms with the primary suite having a walk-in closet and 3pc ensuite. The fully finished basement has a huge family room with a floor to ceiling brick faced wood burning fireplace, large rec area, bedroom and 3pc bathroom. There is a double attached garage which is heated, drywalled and insulated. Outside there is a large deck, firepit, 4 storage sheds and lots of room for animals. Roof has new shingles (Sept 2022).

**Directions**

Living Room	5.32x3.94	M	Bedroom 3	3.34x3.20	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.90x2.94	M	Bedroom 4	3.34x2.98	M	1	2	M	No	Main		
Kitchen	4.03x3.32	M	Laundry Room		M	2	3	M	Yes	Upper		
Family Room	3.46x3.60	M	Bedroom		B	3	4	M	No	Above Grd		
Den	2.83x2.20	M	Second Family		B	4	3	B	No	Lower		
Bonus Room			Recreation Room		B	5				Below Grd		
Primary Bedrm	4.24x3.60	M				6				Tot Flr AG	184.91	1,990.37
Bedroom 2	3.76x3.03	M				7				# Finished	2	

**Heat Source** Natural Gas**HS Desc** Paid For**Heat Type** Forced Air-2**Foundation** Wood**Roof Type** Asphalt Shingles**Exterior** Metal, Stucco**Flooring** Carpet, Linoleum**Features** Deck, Vaulted Ceiling**Construction** Wood Frame**Basement/Dev** Full / Fully Finished**Separate Ent****Lot Shape****Front Exp****Front x Depth**

(m) x

(m)

**Zoning****Tax Amount** \$3,926.58 / 2022**Fireplace** Yes**Fuel** Wood**FP Type**

Brick Facing

**Acres Freehld****Acres Leasehld****Major Use****Env Assessmt****Type****Goods Incl** Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings**Reg Wtr Rights****Acres Water Rights****Water Desc**

Paid For

**Phone Desc**

Paid

**Water Supply**

Drilled Well

**Goods Excl****Sewer/Septic**

Tank &amp; Straight Discharge

**Site Features** Fenced**Power Service**

Paid For

**Out Building****Parking**

Double Garage Attached, Heated, Insulated

**Road Access**

Gravel Driveway to House, Paved

**Park Encl/Tot****Garage Dim****Conform/Yr**

/

**2nd Suite**

No

**Permit By Seller****Condo Name****Garden Suite****Garage Suite****Condo Fee**

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**HOA Fee****HOA Fee/Sched**

/

**Fee Includes****HOA Fee Incls**