

**Rural Strathcona County****M 4****R 22****T 51****S 8****Q NW LP:****\$1,299,000**

51153 RGE RD 225

T8C 1H1

SP:

**Listing ID #** E4317474**Building Type** Detached Single Family**Style** 2 Storey**Year Built** 2003**Total Acreage** 16.930**Community** Lindberg**Nearest Town** Sherwood Park**Dist to Town****Agricultural****Sold Date****Beds Above/Total** 1 / 4**Baths Half/Full** 2 / 2**Total Baths** 2.2**Tot Floor AG SqM** 265.00**Tot Floor AG SF** 2,852.46**ACTIVE****URL-Virtual Tour**

Timeless luxury at its finest can only describe this stunning 2,850 sqft 2 storey home situated on an amazing 17 acres of land with an oversized triple attached heated garage, 4 stall barn with loft, 4 separate pastures, 30x40 Quonset, 27x21 detached garage, paved circular driveway and wonderful mature landscaping. If I haven't gotten your attention yet this home certainly will. Custom built with everything you can imagine and then some. From a Chef's dream kitchen and dining area for large family gatherings to the huge primary bedroom with a 6 pc ensuite...grandness surrounds you. The fully finished basement encompasses country living with 3 bedrooms, 4pc bathroom and rec room with rustic charm for family and friends to unwind. There is also a Suncoast engineered aluminum sunroom with a hard roof and hot tub. This oasis allows you to feel the serenity that nature and county living has to offer. You will be in awe after viewing this spectacular property and speechless by its beauty.

Directions

Living Room	5.09x9.12	M	Bedroom 3	4.81x3.01	B	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	5.20x5.37	M	Bedroom 4	4.47x2.97	B	1	1	M	No	Main		
Kitchen	3.72x5.76	M	Laundry Room	5.01x2.31	M	2	2	M	No	Upper		
Family Room	5.01x6.70	M	Recreation Room	10.93x7.52	B	3	4	B	No	Above Grd		
Den			Utility Room	3.05x3.43	B	4	6	U	Yes	Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.91x9.16	U				6				Tot Flr AG	265.00	2,852.46
Bedroom 2	4.85x3.35	B				7				# Finished	3	

Heat Source Natural Gas**HS Desc** Paid For**Heat Type** Hot Water**Foundation** Concrete**Roof Type** Asphalt Shingles**Exterior** Stone, Hardie Board Siding**Flooring** Carpet, Hardwood, Slate**Features** Air Conditioner, Deck, Fire Pit**Construction** Wood Frame**Basement/Dev** Full / Fully Finished**Separate Ent****Lot Shape****Front Exp****Front x Depth**

(m) x

(m)

Zoning**Tax Amount** \$6,061.84 / 2022**Fireplace** Yes**Fuel** Gas**FP Type**

Mantel

Acres Freehld**Acres Leasehld****Major Use****Env Assessmt****Type****Goods Incl** Dryer, Freezer, Garage Control, Garage Opener, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two, Oven Built-In-Two, Hot Tub**Reg Wtr Rights****Acres Water Rights****Water Desc**

Paid For

Phone Desc

Paid

Water Supply

Cistern

Goods Excl**Sewer/Septic**

Tank & Straight Discharge

Site Features Backs Onto Park/Trees, Cross Fenced, Fenced, Private Setting**Power Service**

Paid For

Out Building

Barns, Quonset Bldg

Parking

Double Garage Detached, Triple Garage Attached

Road Access

Paved Driveway to House

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

/

2nd Suite

No

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

/

HOA Fee**HOA Fee/Sched**

/

Fee Includes**HOA Fee Incls**