



Rural Strathcona County
25 53051 RGE ROAD 211

M 4 R 21 T 53 S 1 Q
T8G 2C6

LP: \$774,900
SP:

ACTIVE

Listing ID #	E4501071	ACTIVE	
Building Type	Detached Single Family	Agricultural	
Style	Bungalow	Sold Date	
Year Built	1993	Beds Above/Total	3 / 5
Total Acreage	3.060	Baths Half/Full	0 / 3
Community	Woodville Estates	Total Baths	3.0
Nearest Town	Sherwood Park	Tot Floor AG SqM	159.03
Dist to Town		Tot Floor AG SF	1,711.80

Just 10 minutes east of Sherwood Park, this stunning fully renovated 1700sqft 3+2 bedroom bungalow sits on an extremely private 3-acre treed parcel w/walking trails. The bright open living room & dining room feature vaulted ceilings, large windows, hardwood floors & a gas fireplace. The chef-inspired kitchen offers custom hickory cabinetry, tile backsplash, quality finishes, stainless steel appliances & a gas stove. The primary suite boasts hardwood floors, a walk-in closet & a luxurious ensuite w/granite tops & walk-in closet. The 2 additional bedrooms feature hardwood floors & an additional renovated 4-pc main bath. This home features in-floor heat in the basement & all tiled floors in the upper level. The fully finished basement features a large family room, 2 bedrooms, & a renovated 3-pc bath. New high-efficiency furnace & A/C plus additional main floor bonus room w/fireplace & custom wet bar. Cleared powered shop site, graveled plus a powered 40' seacan. Rare opportunity!

Directions

Living Room	6.07x4.13	M	Bedroom 3	3.45x2.42	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.62x3.50	M	Bedroom 4	3.43x3.58	B	1	3	M	Yes	Main		
Kitchen	3.96x3.50	M	Bedroom	3.43x2.85	B	2	3	B	No	Upper		
Family Room	4.50x7.27	B	Laundry Room	0.91x1.85	L	3	4	M	No	Above Grd		
Den			Storage Room	2.23x2.68	L	4				Lower		
Bonus Room	6.32x4.90	L	Storage Room	2.07x3.20	B	5				Below Grd		
Primary Bedrm	4.05x3.65	M				6				Tot Flr AG	159.03	1,711.80
Bedroom 2	3.00x3.02	M				7				# Finished	2	

Heat Source	Electric, Natural Gas	HS Desc	Paid For	Construction	Wood Frame
Heat Type	Forced Air-1, In Floor Heat System			Basement/Dev	Full / Fully Finished
Foundation	Concrete			Separate Ent	
Roof Type	Asphalt Shingles			Lot Shape	Front Exp
Exterior	Vinyl			Front x Depth	(m) x (m)
Flooring	Ceramic Tile, Hardwood, Laminate Flooring			Zoning	
Features	Deck, Fire Pit, R.V. Storage, Wet Bar			Tax Amount	\$4,512.26 / 2025
				Fireplace	Yes Fuel Gas
				FP Type	Stone Facing, Wall Mount

Goods Incl	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Wet Bar	Acres Freehld	Acres Leasehld
		Major Use	
		Env Assessmt	Type
		Reg Wtr Rights	Acres Water Rights
		Water Desc	Paid For Phone Desc Paid
		Water Supply	Cistern

Goods Excl		Sewer/Septic	Septic Tank & Mound
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Site Features	Private Setting, Treed Lot	Power Service	Paid For
		Out Building	

Parking	No Garage	Road Access	Paved
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		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		/