



Rural Strathcona County
25 53051 RGE ROAD 211

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

LP: \$749,000
SP:

ACTIVE

Listing ID # E4501071
Building Type Detached Single Family
Style Bungalow
Year Built 1993
Total Acreage 3.060
Community Woodville Estates
Nearest Town Sherwood Park
Dist to Town

Agricultural
Sold Date
Beds Above/Total 3 / 5
Baths Half/Full 0 / 3
Total Baths 3.0
Tot Floor AG SqM 159.03
Tot Floor AG SF 1,711.80

URL-Virtual Tour

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
Heat Type Forced Air-1, In Floor Heat System
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Vinyl
Flooring Ceramic Tile, Hardwood, Laminate Flooring
Features Deck, Fire Pit, R.V. Storage, Wet Bar

HS Desc Paid For
Construction Wood Frame
Basement/Dev Full / Fully Finished
Separate Ent
Lot Shape **Front Exp**
Front x Depth (m) x (m)
Zoning
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

Site Features Private Setting, Treed Lot

Sewer/Septic Septic Tank & Mound

Power Service Paid For
Out Building

Parking No Garage

Road Access Paved

			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			