



Rural Strathcona County		M 4	R 21	T 53	S 1	Q	LP:	\$794,900	M
25 53051 RGE ROAD 211		T8G 2C6					SP:		
Listing ID #	E4501071					ACTIVE			
Building Type	Detached Single Family					Agricultural			
Style	Bungalow					Sold Date			
Year Built	1993					Beds Above/Total	2	/	4
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 off Hwy 16, 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. Converted garage to bonus room w/fireplace & custom wet bar. Cleared powered shop site all gravelled and ready to build plus powered 40' sea can. Rare opportunity!

Directions

Living Room	6.07x4.13	M	Bedroom 3	3.43x2.85	B	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	Laundry Room	0.91x1.85	M	2	3	B	No	Upper		
Family Room	4.50x7.27	B	Storage Room	2.23x2.68	L	3	4	M	No	Above Grd		
Den			Storage Room	2.07x3.20	B	4				Lower		
Bonus Room	6.32x4.90	L				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
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			