



Rural Strathcona County

272 52367 RGE ROAD 223

M 4

R 22

T 52

S 22

Q

LP: \$1,525,000

SP:

T8C 1B1

M

Listing ID #

E4435652

Building Type

Detached Single Family

Style

Bungalow

Year Built

2014

Total Acreage

0.670

Community

Grange Country Estates

Nearest Town

Sherwood Park

Dist to Town

Agricultural

Sold Date

Beds Above/Total

1 / 3

Baths Half/Full

1 / 2

Total Baths

2.1

Tot Floor AG SqM

205.76

Tot Floor AG SF

2,214.80

ACTIVE

URL-Virtual Tour

Nestled in the prestigious Grange Country Estates, this exquisite executive home showcases over 4300sqft of impeccable living space on a beautifully landscaped .67 acre, minutes from Sherwood Park. Backing onto municipal reserve & serviced by municipal water & sewer, the home welcomes you w/a grand foyer & a spectacular great room featuring a gas fireplace framed in stacked stone & timber beams. Patio doors open to a serene 300 sqft sunroom, flowing seamlessly to an open-air deck & fenced yard w/full irrigation. The chef-inspired kitchen boasts a massive island, premium ss appliances, extensive cabinetry, sunlit dining space & a discreet butler's pantry. The lavish primary suite offers a custom walk-in closet & spa-like 5pc ensuite w/glass shower, water closet, & heated floors. The finished basement includes 2 beds, a flex room, a stylish rec area w/cork flooring, wet bar & access to a stunning quad garage w/tandem drive-thru. 9' ceilings on both levels elevate the grandeur of this extraordinary home.

Directions

Living Room	5.21x6.17	M	Bedroom 3	3.72x3.77	B	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	4.88x2.78	M	Bedroom 4			1	2	M	No	Main		
Kitchen	4.90x5.32	M	Recreation Room	9.09x7.18	B	2	4	B	No	Upper		
Family Room	4.97x6.02	B	Sun Room	6.28x4.31	M	3	5	M	Yes	Above Grd		
Den	3.34x3.96	M	Flex Space	5.97x3.99	B	4				Lower		
Bonus Room						5				Below Grd	200.22	2,155.17
Primary Bedrm	5.18x4.26	M				6				Tot Flr AG	205.76	2,214.80
Bedroom 2	3.69x4.26	B				7				# Finished	2	

Heat Source

Natural Gas

Heat Type

Forced Air-1, In Floor Heat System

Foundation

Concrete

Roof Type

Asphalt Shingles

Exterior

Brick, Stucco

Flooring

Cork Flooring, Engineered Wood

Features

Air Conditioner, Ceiling 9 ft., Deck, Gazebo, Sunroom, Wet Bar, 9 ft. Basement Ceiling

HS Desc

Paid For

Construction

Wood Frame

Basement/Dev

Full / Fully Finished

Separate Ent

Lot Shape

Front x Depth

(m) x (m)

Zoning

Tax Amount

\$7,854.60 / 2024

Fireplace

Yes

Fuel

Electric, Gas

FP Type

Stone Facing, Wall Mount

Goods Incl

Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler

Acres Freehld

Acres Leasehld

Major Use

Env Assessmt

Type

Reg Wtr Rights

Acres Water Rights

Water Desc

Paid For

Phone Desc

Paid

Water Supply

Municipal

Goods Excl

Site Features Backs Onto Park/Trees, Fenced, Landscaped

Parking Quad or More Attached, RV Parking

Sewer/Septic Municipal/Community

Power Service Paid For
Out Building

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			