



**Rural Strathcona County**  
37 52356 RGE ROAD 221

**M 4   R 22   T 52   S 23   Q**  
T8E 1E2

**LP: \$659,900**  
SP:

**PENDING**

**Listing ID #** E4506091  
**Building Type** Detached Single Family  
**Style** Bungalow  
**Year Built** 1976  
**Total Acreage** 3.890  
**Community** Ireland Estates  
**Nearest Town** Sherwood Park  
**Dist to Town**

**Agricultural**  
**Sold Date**  
**Beds Above/Total** 3 / 3  
**Baths Half/Full** 1 / 2  
**Total Baths** 2.1  
**Tot Floor AG SqM** 112.61  
**Tot Floor AG SF** 1,212.13

URL-Virtual Tour

Welcome to this beautifully maintained acreage where comfort meets breathtaking natural beauty. The main floor features rich hardwood flooring through the living room, dining area, kitchen, & hallway. The bright kitchen offers white cabinetry, Corian countertops, stainless steel appliances, generous eating area, & convenient access to the double attached garage. Gather around the living room's wood-burning fireplace, admire the striking feature window, or unwind in the enchanting, screened sunroom, which opens onto the deck. The primary bedroom offers laminate flooring, double closets, & a stylish 3pc ensuite featuring a tiled glass shower. Two additional bedrooms, a 4pc bathroom, & linen storage complete the main level. Downstairs, discover a spacious recreation room with a wood-burning fireplace, versatile flex space, dry bar, 2pc bathroom, storage, & a large laundry room with sink & cabinetry. A gated entrance leads up the driveway to mature landscaping & sweeping, uninterrupted views of nature.

Directions

|                      |   |                        |   |              |             |            |            |                   |            |           |
|----------------------|---|------------------------|---|--------------|-------------|------------|------------|-------------------|------------|-----------|
| <b>Living Room</b>   | M | <b>Bedroom 3</b>       | M | <b>Bath#</b> | <b>#pcs</b> | <b>Lvl</b> | <b>Ens</b> | <b>Level</b>      | <b>SqM</b> | <b>SF</b> |
| <b>Dining Room</b>   | M | <b>Bedroom 4</b>       |   | <b>1</b>     | 2           | B          | No         | <b>Main</b>       |            |           |
| <b>Kitchen</b>       | B | <b>Recreation Room</b> | B | <b>2</b>     | 3           | M          | Yes        | <b>Upper</b>      |            |           |
| <b>Family Room</b>   | B | <b>Flex Space</b>      | B | <b>3</b>     | 4           | M          | No         | <b>Above Grd</b>  |            |           |
| <b>Den</b>           |   | <b>Laundry Room</b>    | B | <b>4</b>     |             |            |            | <b>Lower</b>      |            |           |
| <b>Bonus Room</b>    |   |                        |   | <b>5</b>     |             |            |            | <b>Below Grd</b>  |            |           |
| <b>Primary Bedrm</b> | M |                        |   | <b>6</b>     |             |            |            | <b>Tot Flr AG</b> | 112.61     | 1,212.13  |
| <b>Bedroom 2</b>     | M |                        |   | <b>7</b>     |             |            |            | <b># Finished</b> | 2          |           |

**Heat Source** Natural Gas  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Vinyl  
**Flooring** Carpet, Hardwood, Vinyl Plank  
**Features** Deck

**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** \$3,971.38 / 2025  
**Fireplace** Yes **Fuel** Gas, Wood  
**FP Type** Brick Facing, Wall Mount

**Goods Incl** Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings

**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 Cul-De-Sac, Landscaped, Treed Lot

Sewer/Septic Septic Tank & Field

Power Service Paid For  
Out Building

Parking Double Garage Attached

Road Access Paved Driveway to House

|                                          |                                             |
|------------------------------------------|---------------------------------------------|
| <b>Park Encl/Tot</b> / <b>Garage Dim</b> |                                             |
| <b>Conform/Yr</b> /                      | <b>2nd Suite</b> No <b>Permit By Seller</b> |
| <b>Condo Name</b>                        | <b>Garden Suite</b> <b>Garage Suite</b>     |
| <b>Condo Fee</b> /                       | <b>HOA Fee</b> <b>HOA Fee/Sched</b> /       |
| <b>Fee Includes</b>                      | <b>HOA Fee Incls</b>                        |