



**Rural Strathcona County**    **M 4   R 21   T 52   S 28   Q**    **LP: \$1,400,000**  
 5 52467 RGE ROAD 214    T8E 2G8    **SP:** M

**Listing ID #** E4485310 **ACTIVE**  
**Building Type** Detached Single Family    **Agricultural**  
**Style** Bungalow    **Sold Date**  
**Year Built** 1983    **Beds Above/Total** 2 / 3  
**Total Acreage** 15.840    **Baths Half/Full** 1 / 3  
**Community** Georgetown    **Total Baths** 3.1  
**Nearest Town** Ardrossan    **Tot Floor AG SqM** 175.87  
**Dist to Town**    **Tot Floor AG SF** 1,893.06

Spectacular property on 15.8 acres of gorgeous countryside, extensively renovated with over \$400,000 in upgrades in the past 3 years - every area of the home has been thoughtfully & thoroughly updated. As you enter through the powered gates, you are welcomed by breathtaking landscaping, expansive asphalt driveways, & beautiful natural forest surroundings. This 1,900 sqft bungalow offers a functional 2+1 bedroom layout with a fully finished basement, ideal for families or entertaining. The home features a double attached garage with epoxy floors & built-in cabinetry, along with municipal water service. The property boasts over 2km of scenic trails winding through the trees & open areas perfectly suited for animals. Two impressive shops include a 3,360 sqft heated shop with a fully renovated 1,380 sqft private suite complete with kitchen & bathroom, plus a second 3,200 sqft shop. Extensive concrete patios & sidewalks enhance the outdoor space. Everything has been fully upgraded - too many extras to mention.

**Directions**

Room	Size	M	Room	Size	B	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Living Room	4.86x4.05	M	Bedroom 3	4.61x2.98	B	1	2	M	No	Main		
Dining Room	4.33x2.96	M	Bedroom 4			2	3	M	Yes	Upper		
Kitchen	4.63x3.84	M	Second Family	7.13x4.26	B	3	3	B	No	Above Grd		
Family Room	4.71x4.55	M	Laundry Room	1.38x1.80	M	4	5	M	Yes	Lower		
Den			Storage Room	2.61x1.49	B	5				Below Grd	70.61	760.05
Bonus Room						6				Tot Flr AG	175.87	1,893.06
Primary Bedrm	4.56x4.53	M				7				# Finished	2	
Bedroom 2	3.24x2.93	M										

**Heat Source** Natural Gas    **HS Desc** Paid For    **Construction** Wood Frame  
**Heat Type** Forced Air-1    **Basement/Dev** Part / Fully Finished  
**Foundation** Concrete    **Separate Ent**  
**Roof Type** Asphalt Shingles    **Lot Shape**    **Front Exp**  
**Exterior** Hardie Board Siding    **Front x Depth** (m) x (m)  
**Flooring** Carpet, Vinyl Plank    **Zoning**  
**Features** Air Conditioner, Deck, Front Porch, Guest Suite    **Tax Amount** \$6,890.65 / 2025  
**Fireplace** Yes    **Fuel** Gas  
**FP Type** Stone Facing

**Acres Freehld**    **Acres Leasehld**  
**Major Use**  
**Env Assessmt**    **Type**

**Goods Incl** Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two

**Reg Wtr Rights**    **Acres Water Rights**  
**Water Desc** Paid For    **Phone Desc** Paid  
**Water Supply** Municipal

**Goods Excl**

**Sewer/Septic** Tank & Straight Discharge

**Site Features** Corner Lot, Fenced, Landscaped, Private Setting, Treed Lot

**Power Service** Paid For  
**Out Building** Workshop, See Remarks

**Parking** Double Garage Attached

**Road Access** Paved Driveway to House

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		/