

# **\$978,943 - 53080 Rge Road 210, Rural Strathcona County**

MLS® #E4440568

**\$978,943**

4 Bedroom, 1.50 Bathroom, 1,297 sqft

Rural on 40.41 Acres

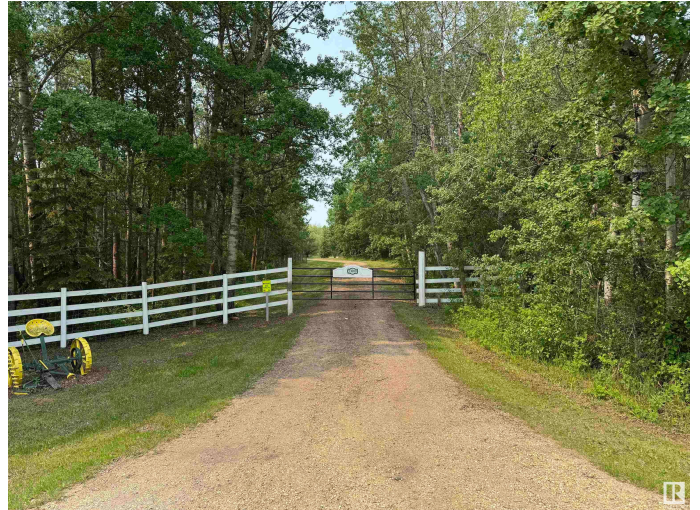
None, Rural Strathcona County, AB

Two incredible homes situated on a private 40-acre property. Located just 15 minutes east of Sherwood Park and 1 mile south of the Yellowhead Highway, adjacent to Elk Island Park. Beautiful driveway with canopy trees welcomes you to a bungalow including a BainUltra luxury air massage tub, sleek KitchenCraft cabinets, new windows, updated trim, casing, paint, and doors, as well as a new drilled well, water filtration system, high-efficiency furnace, attic insulation, and updated plumbing/electrical. Other highlights include a septic system upgrade, insulated garage, high-efficiency wood-burning stove, large south-facing deck, and main floor laundry. The property is ideal for horse enthusiasts, featuring fencing and cross-fencing, two barns with power/water, three automatic waterers, well-maintained outdoor riding arena, and two large meadows surrounded by forest. Completing this stunning property is a bright and modern cottage home, built in 2021, offering additional living space or a mortgage helper.

Built in 1966

## **Essential Information**

MLS® #                      E4440568



|                |                        |
|----------------|------------------------|
| Price          | \$978,943              |
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,297                  |
| Acres          | 40.41                  |
| Year Built     | 1966                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 53080 Rge Road 210      |
| Area        | Rural Strathcona County |
| Subdivision | None                    |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8G 2E4                 |

### Amenities

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Fenced             |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 5th, 2025 |
|-------------|----------------|

Days on Market 12

Zoning Zone 80

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Listing information last updated on June 17th, 2025 at 5:32am MDT