

# **\$1,195,000 - 605 52304 Rge Road 233, Rural Strathcona County**

MLS® #E4442453

**\$1,195,000**

4 Bedroom, 3.50 Bathroom, 2,931 sqft

Rural on 0.32 Acres

Fountain Creek Estates, Rural Strathcona County, AB

This beautifully appointed two story home with a triple heated garage offers over 4000 sq ft of living space, backing onto scenic reserve land & trail. Situated in prestigious Fountain Creek Estates, the property boasts exceptional landscaping with underground sprinklers, & meticulously maintained shrubs surrounding the perimeter. Inside, the home features 9 foot ceilings & a thoughtfully designed layout perfect for both everyday living & entertaining. The chef's kitchen is a highlight, complete with quartz countertops, full ext. drawers, two sinks, SS appliances including a gas range & a generous 5x9ft island. Other features include: A/C, in-floor heating, two Fire places, main floor den w/coffered ceiling, steam shower & walk in closet in master suite, finished basement w/wet bar, 75+ pot lights, built in shelves in mud room, floor drain & radiant heating in the garage, gas hook ups & custom blinds. Don't miss the opportunity where luxury, comfort and natural beauty come together.

Built in 2006

## **Essential Information**

MLS® #

E4442453



|                |                        |
|----------------|------------------------|
| Price          | \$1,195,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,931                  |
| Acres          | 0.32                   |
| Year Built     | 2006                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 605 52304 Rge Road 233  |
| Area        | Rural Strathcona County |
| Subdivision | Fountain Creek Estates  |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8B 1C9                 |

### Amenities

|          |  |
|----------|--|
| Features | Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Sprinkler Sys-Underground, Wet Bar, See Remarks |
|----------|--|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Fenced, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby, Treed Lot, See Remarks |

|                 |                    |
|-----------------|--------------------|
| Lot Description | 25.00m x 52.10m    |
| Construction    | Wood               |
| Foundation      | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 80         |

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Listing information last updated on June 17th, 2025 at 5:02pm MDT