

# **\$1,050,000 - 229 53310 Rge Road 221, Rural Strathcona County**

MLS® #E4446000

**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 3,293 sqft

Rural on 3.01 Acres

Hunter's Hill, Rural Strathcona County, AB

Custom redesigned property on 3.1 fully fenced acres w/effective age of 15 yrs. Big ticket items:triple pane windows, shingles, acrylic stucco, eaves, asphalt, doors, boiler, garage door & heater. Custom maple kitchen ft: granite island w/copper hoodfan, ample cupboards, walk-in pantry & breakfast nook. Formal dining rm w/vaulted ceiling & custom stone wall. Living rm w/large granite wet bar, state-of-the-art wood burning f/p w/granite & stone surround, double patio doors to wrap-around cedar deck w/south view. Laundry & 3 pc bath w/dry sauna.Â Maple staircase w/iron rails to upper level. Primary rm w/custom stone gas f/p, ensuite w/jacuzzi tub & view of DT skyline.Â Tubular skylights, concrete bsmt bunker, new hardwood floors, crown moulding, 6 inch baseboards, video surveillance sys, 24 ft auto aluminum gate, quonset, fruit trees & 3 extra sheds. Water filtration system, reverse osmosis, water softener, holding tank & well, 220V power,Â fire pit, heated trip garage & 8x zoned heating. Great highway access.

Built in 1979

## **Essential Information**

MLS® #                      E4446000



Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,293
Acres	3.01
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	229 53310 Rge Road 221
Area	Rural Strathcona County
Subdivision	Hunter's Hill
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2L1

### Amenities

Features	Deck, Fire Pit, Front Porch, Hot Water Instant, Intercom, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Sauna; Swirlpool; Steam, Secured Parking, Skylight, Television Connection, Vaulted Ceiling, Wet Bar, See Remarks, Vacuum System-Roughed-In
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Hillside, Landscaped, Paved Lane, Private Setting, View City, View Downtown, See Remarks

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	50
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 23rd, 2025 at 12:32am MDT