

\$1,349,702 - 194 52422 Rge Road 224, Rural Strathcona County

MLS® #E4447450

\$1,349,702

3 Bedroom, 2.50 Bathroom, 1,846 sqft

Rural on 1.98 Acres

Boag Lake Estates, Rural Strathcona County, AB

OVER 3500 SQ FEET OF LIVING SPACE.....STUNNING WALKOUT BASEMENT FACING RESERVE..JUST 5 MINUTES TO SHERWOOD PARK...MUNICIPAL WATER AND SEWER....24 x 40 OVERSIZED TRIPLE GARAGE...ULTIMATE LAYOUT FOR ENTERTAINING.....~!WELCOME HOME!~

Located in executive BOAG lake estates, your going to have moose and deer in the back yard; Gorgeous curb appeal, and mature landscaping are the beginning. Grand front foyer, with soaring ceilings is where it begins. Den/flex room/ extra bedroom on your left, at the back is the HEART of the home; gourmet kitchen, stunning dinette and the upper deck to catch the morning coffee. Primary suite is well appointed with proper ensuite, and walk in closet. Basement is FLOODED with natural light w/ walk out /Games area / wet bar /family room + 2 more bedrooms & an office and a full bathroom... kicking out to the stone patio and outdoor bar area... The privacy and comfort in the yard is just PERFECT. There is extra RV parking, fully paved driveway+++

Built in 2006

Essential Information



| | |
|----------------|------------------------|
| MLS® # | E4447450 |
| Price | \$1,349,702 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,846 |
| Acres | 1.98 |
| Year Built | 2006 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 194 52422 Rge Road 224 |
| Area | Rural Strathcona County |
| Subdivision | Boag Lake Estates |
| City | Rural Strathcona County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8A 6N1 |

Amenities

| | |
|----------|---|
| Features | Air Conditioner, Closet Organizers, Deck, See Remarks |
|----------|---|

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Private Setting, See Remarks |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed July 12th, 2025

Days on Market 1

Zoning Zone 80

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 July 13th, 2025 at 5:47pm MDT