

# **\$960,000 - 90 52304 Rge Road 233, Rural Strathcona County**

MLS® #E4448159

**\$960,000**

3 Bedroom, 3.00 Bathroom, 2,132 sqft

Rural on 0.33 Acres

Fountain Creek Estates, Rural Strathcona County, AB

This gorgeous property offers privacy and amazing views with a wall of windows looking out onto your private backyard. This home has spacious Primary Bdrm w/ generous walk in closet and reno'd 5 pce.ensuite. Main floor den, bathroom and laundry/mud room are close at hand and recently renovated. Family sized eating area in kitchen with lots of counter space and storage with seating at the island. 2 sided fireplace and New electric fireplace and stone surround. Also on the main floor is the elegant dining and living room area. The lower level offers lots of room for entertaining and lounging with tons of storage. 2 additional bedrooms with plenty of closet space and a full 4pc bath. Triple car tandem garage - you can fit 5 cars in this garage, large enough for your truck! Hot water heated floors and hot and cold running water make this garage a dream. Upgrades on main level are;bathrooms,laundry,doors, A/C, awning, unfinished railings,electric fireplace, & front door, and so much more!!

Built in 1996

## **Essential Information**

MLS® #

E4448159



|                |                        |
|----------------|------------------------|
| Price          | \$960,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,132                  |
| Acres          | 0.33                   |
| Year Built     | 1996                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 90 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, Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home, Patio, Sprinkler System-Fire, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 7                                                                                                                                                                      |

### Interior

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

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Private Setting, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 80         |

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Listing information last updated on August 1st, 2025 at 2:03pm MDT