

Courtesy Of Trina P Hodges Of RE/MAX Excellence

# **\$899,900 - 52044 Rge Road 204, Rural Strathcona County**

MLS® #E4449889

**\$899,900**

4 Bedroom, 2.00 Bathroom, 1,542 sqft

Rural on 40.03 Acres

None, Rural Strathcona County, AB

Tucked away in a peaceful & private setting, this versatile 40-acre property offers the perfect blend of lifestyle, opportunity & country charm. Whether you're dreaming of running a home-based business, starting your own hobby farm or simply escaping the hustle of city life, this property has it all. The spacious & updated home features 3 bedrooms plus a flex room that could serve as a 4th bedroom, a large great room with a cozy fireplace, & a bright kitchen with island, warm pine cabinetry & S/S appliances. The walk-out basement includes a family room with a 2nd fireplace & new carpet, plus a private office & 3pc bath, perfect for guests. Functional upgrades include a new furnace, A/C, newer shingles, and a 3000-gal cistern. Outdoors, the possibilities are endless: Small animal paddocks & fenced areas, Micro orchard, established gardens, waterfall feature, beautiful landscaping & trails through the trees to Wanisan Lake. Triple, HEATED garage. The 1500 sqft shop was most recently used as a dog kennel.

Built in 1989

## **Essential Information**

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Price	\$899,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,542
Acres	40.03
Year Built	1989
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	52044 Rge Road 204
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 1G3

### Amenities

Features	Air Conditioner, Deck, Dog Run-Fenced In, Walkout Basement, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Private Setting, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 26th, 2025

Days on Market 6

Zoning Zone 80

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Listing information last updated on July 31st, 2025 at 11:02pm MDT