

# **\$624,900 - 342 51101 Rge Road 222, Rural Strathcona County**

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MLS® #E4460454

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,694 sqft

Rural on 0.13 Acres

West Bear Haven, Rural Strathcona County, AB

Welcome to Villas on the Green, backing onto the prestigious Northern Bear Golf Course. This executive half-duplex bungalow is boasting almost 3400 square feet including a walkout basement offering elegance and comfort throughout. The main floor features engineered hardwood floors, 11' ceilings on main floor with vaulted ceilings in the living room, and a modern kitchen with granite countertops and stainless steel appliances. The bright dining and living room with gas fireplace open to a private deck with stunning views of the course and pond. The primary suite boasts a spa-like 5-piece ensuite, with a 2nd bedroom, full bathroom, laundry, and attached double garage completing the level. The walkout basement has 9' ceilings and adds a rec room, wet bar, media/fitness room, guest bedroom, and full bath. With central A/C and unbeatable golf course living, this property blends executive style with serene surroundings. To complete this "green" living there is also 7.38 KW of SOLAR PANELS on the roof!

Built in 2008

## **Essential Information**



|                |                   |
|----------------|-------------------|
| MLS® #         | E4460454          |
| Price          | \$624,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,694             |
| Acres          | 0.13              |
| Year Built     | 2008              |
| Type           | Rural             |
| Sub-Type       | Half Duplex       |
| Style          | Hillside Bungalow |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 342 51101 Rge Road 222  |
| Area        | Rural Strathcona County |
| Subdivision | West Bear Haven         |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8C 1G9                 |

### Amenities

|                |                                                                                                                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features       | Air Conditioner, Bar, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Patio, Vinyl Windows, Walkout Basement, Vacuum System-Roughed-In, 9 ft. Basement Ceiling, Solar Equipment |
| Parking Spaces | 3                                                                                                                                                                                                                                        |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| 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, Gated Community, Golf Nearby, Low Maintenance Landscape, No Back Lane, Park/Reserve |
| Construction      | Wood                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 80           |
| Condo Fee      | \$150             |

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Listing information last updated on October 20th, 2025 at 12:32am MDT