

# **\$1,950,000 - 194 52319 Rge Rd 231, Rural Strathcona County**

MLS® #E4400648

**\$1,950,000**

4 Bedroom, 3.50 Bathroom, 2,500 sqft

Rural on 3.46 Acres

Executive Estates, Rural Strathcona County, AB

Your private palace has arrived! Welcome to executive estates, located on pavement and mins to Sherwood park. The quality of this beautiful home will stun you. The large entry leads into the open concept living, dining and kitchen on the main floor with gleaming hardwood, beautiful natural light and views of the manicured yard and waterfall. The kitchen is spacious and luxury embodied, with the stone countertops, matching backsplash and high end appliances. The master bedroom with ensuite and walk in closet are fit for royalty. The fully finished walkout basement that boasts entertaining room, bar, library/den, exercise room, another bedroom and an office, all with slate flooring and timeless elegance. The bathrooms will make you feel like you are in a French chateau. This home needs to be seen to to be believed. Your royal estate awaits!

Built in 1992

## **Essential Information**

MLS® #	E4400648
Price	\$1,950,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,500
Acres	3.46
Year Built	1992
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	194 52319 Rge Rd 231
Area	Rural Strathcona County
Subdivision	Executive Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 1A8

### Amenities

Features	Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows, Walkout Basement, Workshop, 9 ft. Basement Ceiling
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### 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, Environmental Reserve, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Schools, Shopping Nearby, Stream/Pond
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 5th, 2024  
Days on Market      258  
Zoning                Zone 80

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