

# \$1,449,702 - 97 52210 Rge Road 232, Rural Strathcona County

MLS® #E4426402

**\$1,449,702**

4 Bedroom, 3.00 Bathroom, 4,460 sqft

Rural on 6.99 Acres

Winfield Heights (Strathcona), Rural  
Strathcona County, AB

WHAT ONLY CAN BE DESCRIBED AS ARCHITECTURAL MARVEL...EVERY DETAIL WAS METICULOUSLY CURATED..7 ACRES OF COMPLETE SANCTUARY...APPROX 5000 +/- SQ FT..COUNTLESS IMPROVEMENTS OVER THE LAST DECADE...CITY WATER...~!WELCOME HOME!~ Story book driveway, located just off the Whitemud, Edmonton and Sherwood Park and minutes away..TIMELESS in design, European influences & procured materials -WOW. Herringbone tile & your HOME. Unique in design from the perfect sitting room, birds eye view from the dining room, and natural light flooding in every spot! TEAK kitchen, large pantry, and dinette overlooks the HEART OF THE HOME> imagine the game nights with the fire crackling behind. Sunken walkout family room w/games area & hot tub.\* etc. I could spend days talking about the primary retreat (ensuite is at another level!), yoga room, 4 bedrooms up, breathtaking views galore, third story has office, play room...triple attached & triple detached garage, tennis court, rink.

Built in 1981

## Essential Information



MLS® #	E4426402
Price	\$1,449,702
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	4,460
Acres	6.99
Year Built	1981
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	97 52210 Rge Road 232
Area	Rural Strathcona County
Subdivision	Winfield Heights (Strathcona)
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8B 1B9

### **Amenities**

Features	Crawl Space, Deck, Exercise Room, Open Beam, R.V. Storage, Sunroom, Tennis Courts
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### **Interior**

Interior Features	ensuite bathroom
Heating	See Remarks, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                March 19th, 2025  
Days on Market        90  
Zoning                    Zone 80

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