

# **\$1,707,000 - 52422 Rge Road 224, Rural Strathcona County**

MLS® #E4436104

**\$1,707,000**

5 Bedroom, 4.00 Bathroom, 3,727 sqft

Rural on 2.03 Acres

Boag Lake Estates, Rural Strathcona County, AB

SPECTACULAR ACREAGE IN BOAG LAKE ESTATES!!! Less than 5 minutes to Sherwood Park. Architecturally designed by Habitat Studios. Situated at the end of a cul-de-sac on 2 acres. Secluded & private with trees, beautiful landscaping including over 90 TONS of KOOTNEY MOUNTAIN ROCK! This beautiful one of a kind home offers a "Canmore feel" with the modern technology of Crestron Home Automation System, 2 Geothermal furnaces, 17 zone irrigation system & more! Massive open floor plan with vaulted ceiling. Huge living room, gorgeous stone fireplace & large dining area. Chef's DREAM KITCHEN with beautiful cabinetry, high end appliances, eating bar plus kitchen nook. Total of 5 bedrooms with closet organizers, 5 bathrooms & 2 offices. Gorgeous ensuite in Primary Bedroom plus a lovely balcony! HUGE DECK to enjoy! Fire pit area, shed and adjacent conservation easement. Municipal city & water (trickle system). TRIPLE ATTACHED GARAGE and 5700 square feet of stamped concrete driveway! You really CAN have it all!!

Built in 2007

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4436104               |
| Price          | \$1,707,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 3,727                  |
| Acres          | 2.03                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 52422 Rge Road 224      |
| Area        | Rural Strathcona County |
| Subdivision | Boag Lake Estates       |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8A 6N1                 |

### **Amenities**

|          |   |
|----------|---|
| Features | Deck, Fire Pit, Sunroom, Walkout Basement |
|----------|---|

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Geo Thermal |
| Fireplace         | Yes   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                                  |

### **Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood                        |
| Exterior Features | Landscaped, Private Setting |
| Construction      | Wood                        |
| Foundation        | Concrete Perimeter          |

**Additional Information**

Date Listed            May 12th, 2025  
Days on Market      34  
Zoning                Zone 80

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Listing information last updated on June 15th, 2025 at 4:17pm MDT