

# **\$924,900 - 52552 224 Range Road, Rural Strathcona County**

MLS® #E4437139

**\$924,900**

7 Bedroom, 4.00 Bathroom, 2,494 sqft

Rural on 2.91 Acres

Sun Hill Estates, Rural Strathcona County, AB

Discover the perfect blend of space, comfort, and location in this 2,495 sq ft home nestled in Sun Hill Estates—just minutes from Sherwood Park. Set on 2.91 acres, this property features 7 bedrooms and 4 full bathrooms, including a functional layout with 4 beds/2 baths upstairs and 3 beds/2 baths downstairs. The home boasts bright, spacious living areas with large windows, skylights, a wood-burning fireplace, and a gas fireplace for year-round comfort. The fully finished basement offers a separate entrance and includes a wet bar, relaxing sauna, ideal for guests, extended family, or future suite potential. Whether you're looking for room to grow, entertain, or simply enjoy a quiet lifestyle close to city amenities, this home has it all.

Built in 1976

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4437139  |
| Price          | \$924,900 |
| Bedrooms       | 7         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,494     |
| Acres          | 2.91      |



|            |                        |
|------------|------------------------|
| Year Built | 1976                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 52552 224 Range Road    |
| Area        | Rural Strathcona County |
| Subdivision | Sun Hill Estates        |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8A 4R7                 |

### Amenities

|          |  |
|----------|--|
| Features | Bar, Carbon Monoxide Detectors, Deck, Detectors Smoke, Parking-Extra, Sauna; Swirlpool; Steam, Skylight, See Remarks |
|----------|--|

### 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, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 29             |
| Zoning         | Zone 80        |

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Listing information last updated on June 15th, 2025 at 8:17am MDT