

\$1,977,000 - 397 52458 Range Road 223, Rural Strathcona County

MLS® #E4437465

\$1,977,000

3 Bedroom, 4.00 Bathroom, 4,045 sqft

Rural on 2.84 Acres

Meadowlark Hills, Rural Strathcona County, AB

FANTASTIC H & S JONES built FAMILY ESTATE with over 6200 sq. ft. of development in this 2 STOREY with XL HOME OFFICE, TRIPLE GARAGE & WALKOUT! The 2nd. building offers 1118 Sq. ft. of LIVING AREA, 1 bed 2 baths, kitchen & balcony. The 3RD is a PERFECT 1949 sq. ft ACCESSIBLE SHOUSE with a GREAT ROOM, 3 beds, 3 baths, GRANITE SHOWER, STORAGE, PARKING for 2 & its own PATIO & YARD! 2.84 GROOMED ACRES with yards of CONCRETE, a WATERFALL, GAZEBO, FIREPIT, PVC FENCE, RV STORAGE & NEW \$80,000 SEPTIC SYSTEM & 40 YR SHINGLES! MAPLE HARDWOOD throughout this SPACIOUS home with FORMAL LIVING & DINING ROOM, the sunlit OFFICE features a FIREPLACE, BI CABINETS & its own FOYER. Family room with FEATURE WALL, STUNNING KITCHEN with GRANITE, HI-END STAINLESS, WI pantry & DECK ACCESS. Up to a generous PRIMARY with FIREPLACE, SPA ENSUITE, WI CLOSET, a bed & bath, LAUNDRY & BONUS/BED ROOM. WALKOUT to the back YARD/PATIO, BRAZILIAN HARDWOOD, GAMES/GYM, 2 FIREPLACES, FABULOUS THEATRE with all COMPONENTS, bedroom & 2 baths. WOW!



Built in 1997

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4437465 |
| Price | \$1,977,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 2 |
| Square Footage | 4,045 |
| Acres | 2.84 |
| Year Built | 1997 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 397 52458 Range Road 223 |
| Area | Rural Strathcona County |
| Subdivision | Meadowlark Hills |
| City | Rural Strathcona County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8A 5V1 |

Amenities

| | |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Dog Run-Fenced In, Fire Pit, Front Porch, Gazebo, Guest Suite, R.V. Storage, Walkout Basement, Wet Bar, Workshop |
| Parking Spaces | 20 |

Interior

| | |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-2, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |

Basement Full, Finished

Exterior

Exterior Wood

Exterior Features Backs Onto Park/Trees, Cross Fenced, Fenced, Landscaped, Treed Lot,
See Remarks

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed May 20th, 2025

Days on Market 68

Zoning Zone 80

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Listing information last updated on July 27th, 2025 at 2:17pm MDT