

# **\$1,799,000 - 122 52367 Rge Road 223, Rural Strathcona County**

MLS® #E4442331

**\$1,799,000**

5 Bedroom, 4.50 Bathroom, 2,851 sqft

Rural on 0.70 Acres

Grange Country Estates, Rural Strathcona County, AB

Welcome to this beautiful custom built walk-out bungalow nestled in The Grange Country Estates. This Stunning executive bungalow will wrap you in total living luxury space (approx 5782sq ft), Fully finished on two levels with superior appointments from top to bottom, you will feel the quality at every turn. Main floor includes a grand entrance, den & spacious great room with gorgeous tile flooring, elegant fireplace. The amazing kitchen includes built in ovens & gas range top, walk-thru pantry, large island & granite counters. The main floor also includes the elegant primary Bedroom with a 5 pce en suite & a 2nd spacious bedroom. The fully finished basement includes a wet bar, huge family recreation area, Theater room , office & 3 additional bedrooms. Completing this property is a total of 6 attached garages of which one is a unique attached RV garage . Beautiful curb appeal on .695 acres that will reflect the best in quality design, finishes & lifestyle!

Built in 2024

## **Essential Information**

MLS® # E4442331

Price \$1,799,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,851                  |
| Acres          | 0.70                   |
| Year Built     | 2024                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 122 52367 Rge Road 223  |
| Area        | Rural Strathcona County |
| Subdivision | Grange Country Estates  |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8C 1A8                 |

### Amenities

|                |                                                                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features       | Air Conditioner, Ceiling 10 ft., Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Patio, R.V. Storage, Recreation Room/Centre, Walkout Basement, Wet Bar, See Remarks, HRV System |
| Parking Spaces | 12                                                                                                                                                                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Wood                              |
| Exterior Features | Backs Onto Park/Trees, Landscaped |
| Construction      | Wood                              |
| Foundation        | Concrete Perimeter                |

**Additional Information**

Date Listed                June 13th, 2025  
Days on Market        49  
Zoning                    Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on August 1st, 2025 at 8:47pm MDT