

# **\$1,289,000 - 36 52304 Rge Road 233, Rural Strathcona County**

MLS® #E4449521

**\$1,289,000**

4 Bedroom, 3.50 Bathroom, 2,768 sqft

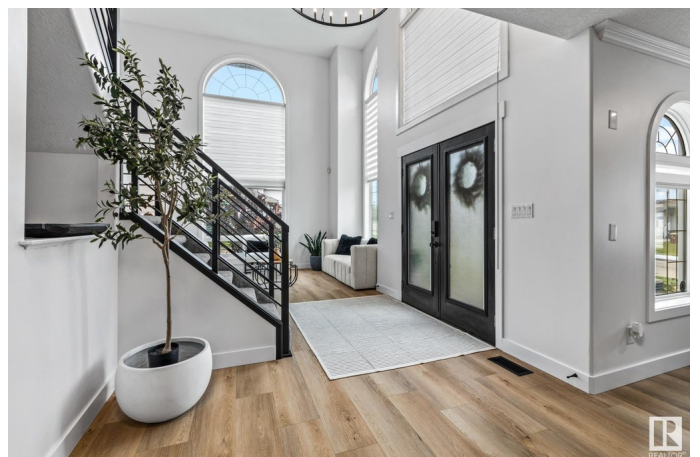
Rural on 0.33 Acres

Fountain Creek Estates, Rural Strathcona County, AB

Welcome to this BEAUTIFULLY UPDATED estate home! Step inside to a bright living room with soaring vaulted ceilings, perfect for welcoming guests. Nearby, a second cozy living area flows into a beautifully upgraded two-toned MODERN kitchen, complete with plenty of space for entertaining. A stylish 2-piece bathroom and spacious laundry room complete the main floor. Upstairs, unwind in the LUXURIOUS primary suite featuring a tiled shower, gorgeous stand-alone tub, and dual sinks. Enjoy your morning coffee on your private balcony. Two more bedrooms and a 3-piece bathroom round out the upper level. The fully finished WALKOUT basement offers the ultimate in space for entertainment with a large rec room, gorgeous wet bar, an additional bedroom, and 3-piece bathroom. Step outside to your private backyard oasis featuring a putting green, manicured yard, and a beautiful pergola-covered sitting area perfect for summer evenings. With a TRIPLE CAR garage and upscale finishes, this estate home has it all. WELCOME HOME!

Built in 1996

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4449521               |
| Price          | \$1,289,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,768                  |
| Acres          | 0.33                   |
| Year Built     | 1996                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 36 52304 Rge Road 233   |
| Area        | Rural Strathcona County |
| Subdivision | Fountain Creek Estates  |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8B 1C9                 |

### Amenities

|          |                                                                                                 |
|----------|-------------------------------------------------------------------------------------------------|
| Features | On Street Parking, Deck, Front Porch, No Smoking Home, Patio, Vaulted Ceiling, Walkout Basement |
|----------|-------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, No Back Lane, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 35              |
| Zoning         | Zone 80         |

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Listing information last updated on August 28th, 2025 at 1:17am MDT