

\$949,900 - 194 52225 Rge Road 232, Rural Strathcona County

MLS® #E4435326

\$949,900

3 Bedroom, 3.00 Bathroom, 1,616 sqft

Rural on 2.11 Acres

Carriage Lane, Rural Strathcona County, AB

Best of both worlds, city convenience and acreage living! Private 2.11 acre setting surrounds this custom built 1616 sq ft walkout bungalow featuring vaulted ceiling in the living room and a wood burning fireplace with log lighter. Formal dining area perfect for entertaining with large windows overlooking backyard. Oak kitchen with newer gas stove, central vac sweeper, door to deck and patio. Primary bedroom with walk in closet and 3 piece ensuite. Two additional bedrooms on main and a newly renovated main bath. Central staircase down to the fully finished basement with in floor heating, 9 ft ceilings, double doors and windows to backyard. Family room with slated finish feature wall, work out room, office, large laundry room and three piece bath with steam shower. 2500 gal cistern is 5 yrs old. A/C & furnace are about 6 years old. Raised garden beds, firepit, 3 sheds and pond finish off this beautifully landscaped acreage. Quiet spot located off the busy roads with quick access to the Whitemud or Henday.

Built in 1992

Essential Information

MLS® # E4435326

Price \$949,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,616
Acres	2.11
Year Built	1992
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

Community Information

Address	194 52225 Rge Road 232
Area	Rural Strathcona County
Subdivision	Carriage Lane
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8B 1L5

Amenities

Features	Air Conditioner, Deck, Fire Pit, Patio, Vaulted Ceiling, Walkout Basement, 9 ft. Basement Ceiling
Parking Spaces	10

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting, Shopping Nearby, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 8th, 2025
Days on Market	39
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 June 16th, 2025 at 10:32am MDT