

\$998,987 - 61 52510 Rge Road 213, Rural Strathcona County

MLS® #E4442549

\$998,987

6 Bedroom, 3.50 Bathroom, 2,980 sqft

Rural on 3.36 Acres

Beaver Valley Estates, Rural Strathcona County, AB

Idyllic privacy meets spacious comfort & potential. This contractors dream acreage features a 6 bedroom, 4 bathroom home with great natural light throughout. The main floor boasts a spacious kitchen, gorgeous & bright dining room, large living room, main floor laundry, huge den, grand entry with curved staircase. The primary bedroom suite overlooks the pond, has a 5 pc ensuite & dual closets. 2 large secondary bedrooms & 5pc bath. The fully finished basement also has 3 large bedrooms, recroom & great storage space. The big bonus is the 24x48 attached, heated shop adjacent to the attached 24x24 garage! Plus the 40x60 energized shed! Most of the major updates are done: since 2021- shingles, boiler, 3 stage septic system, upgraded to 200 amp service (trenched to house), basement, dishwasher & wall oven. All that is left is some minor esthetics such as paint & flooring to personalize it and this home is a dream! 3.36 gorgeous acres to play with and enjoy plus close to Ardrossan, only 15 mins to Sherwood Park.

Built in 1999

Essential Information



MLS® #	E4442549
Price	\$998,987
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,980
Acres	3.36
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	61 52510 Rge Road 213
Area	Rural Strathcona County
Subdivision	Beaver Valley Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2G6

Amenities

Features	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Tankless, No Smoking Home, R.V. Storage
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Environmental Reserve, Fruit Trees/Shrubs, Lake View
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed June 14th, 2025
Days on Market 50
Zoning Zone 80

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