

# **\$724,900 - 13 52306 Rge Road 212, Rural Strathcona County**

MLS® #E4444004

**\$724,900**

3 Bedroom, 2.50 Bathroom, 1,554 sqft

Rural on 3.09 Acres

Antler Meadows, Rural Strathcona County, AB

STOP!!! and take a look at this amazing opportunity. This is the perfect 2 for 1 purchase. She gets the beautiful 1500sqft, 2 bedrooms up and 1 down Bi-Level with Brazilian teak hardwood flooring, a bright open floor plan with tons of natural light, large kitchen with granite counter tops and a huge island lets not forget the amazing dining room with large window over looking the nature on this 3acre lot. The living room with fireplace is the perfect place to sit and relax. There's a large primary bedroom with a huge walk-in closet and a 3pce ensuite and make up counter. The basement is complete with large rec room, wet bar and pool table area and a third bedroom. And for him its a 3acre lot with a 28x60 garage/shop, with concrete flooring, 220volt, and set up for in floor heating. All this backing onto reserve land

Built in 1992

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4444004  |
| Price      | \$724,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,554                  |
| Acres          | 3.09                   |
| Year Built     | 1992                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 13 52306 Rge Road 212   |
| Area        | Rural Strathcona County |
| Subdivision | Antler Meadows          |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8G 1C1                 |

### Amenities

|          |                   |
|----------|-------------------|
| Features | Closet Organizers |
|----------|-------------------|

### 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, Environmental Reserve, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Not Fenced, Park/Reserve, Schools |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 19              |

## Zoning

## Zone 80

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Listing information last updated on July 12th, 2025 at 5:47am MDT