

# **\$529,000 - 62 53051 Rge Road 211, Rural Strathcona County**

MLS® #E4423926

**\$529,000**

3 Bedroom, 1.50 Bathroom, 1,835 sqft

Rural on 4.42 Acres

Woodville Estates, Rural Strathcona County,  
AB

SUPER CLEAN & UPGRADED CEDAR HOME NESTLED IN A PRIVATE, TREED SETTING IN WOODVILLE ESTATES. THE WILDLIFE ARE YOUR NEIGHBORS INCLUDING ALMOST DAILY VISITS FROM THE WHITETAIL DEER. ELK ISLAND PARK AND THE STRATHCONA WILDERNESS CENTER ARE JUST MINUTES AWAY. UPGRADES TO THE HOME INCLUDE CEDAR SHAKES C/W INSULATION, RESTAINED EXTERIOR SIDING, FLOORING, WINDOWS, SLIDING, PATIO DOOR, GARAGE DOOR, NEW APPLIANCES, AND A CONVERTED AEROBIC BIOLOGICAL SEPTIC SYSTEM WITH HEATLINE FREEZE PROTECTION AND LIFETIME WARRANTY. A VERY SPECIAL FEATURE OF THE HOME IS THE WALL TO WALL WINDOWS IN THE LIVING ROOM OFFERING GREAT VIEWS OF THE DECK AND GAZEBO. THE BASEMENT IS PARTLY DEVELOPED WITH A WOODBURNING FIREPLACE. A GREAT FAMILY HOME.

Built in 1976

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4423926               |
| Price          | \$529,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,835                  |
| Acres          | 4.42                   |
| Year Built     | 1976                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 62 53051 Rge Road 211   |
| Area        | Rural Strathcona County |
| Subdivision | Woodville Estates       |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8G 2C6                 |

### **Amenities**

|          |  |
|----------|--|
| Features | Bar, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Open Beam, Vaulted Ceiling, Vinyl Windows |
|----------|--|

### **Interior**

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Private Setting, Treed Lot |
| Construction      | Wood  |
| Foundation        | Wood  |

**Additional Information**

Date Listed                March 3rd, 2025  
Days on Market        61  
Zoning                    Zone 80

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