

# **\$924,900 - 52552 224 Range Road, Rural Strathcona County**

MLS® #E4437139

**\$924,900**

7 Bedroom, 4.00 Bathroom, 2,494 sqft

Rural on 2.91 Acres

Sun Hill Estates, Rural Strathcona County, AB

Discover the perfect blend of space, comfort, and location in this 2,495 sq ft home nestled in Sun Hill Estates—just minutes from Sherwood Park. Set on 2.91 acres, this property features 7 bedrooms and 4 full bathrooms, including a functional layout with 4 beds/2 baths upstairs and 3 beds/2 baths downstairs. The home boasts bright, spacious living areas with large windows, skylights, a wood-burning fireplace, and a gas fireplace for year-round comfort. The fully finished basement offers a separate entrance and includes a wet bar, relaxing sauna, ideal for guests, extended family, or future suite potential. Whether you're looking for room to grow, entertain, or simply enjoy a quiet lifestyle close to city amenities, this home has it all.

Built in 1976

## **Essential Information**

MLS® #	E4437139
Price	\$924,900
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,494
Acres	2.91



Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	52552 224 Range Road
Area	Rural Strathcona County
Subdivision	Sun Hill Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4R7

### Amenities

Features	Bar, Carbon Monoxide Detectors, Deck, Detectors Smoke, Parking-Extra, Sauna; Swirlpool; Steam, Skylight, See Remarks
----------	--

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 17th, 2025
Days on Market	30
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 15th, 2025 at 11:02pm MDT