

\$1,299,900 - 53017 Range Road 223, Rural Strathcona County

MLS® #E4440518

\$1,299,900

4 Bedroom, 3.50 Bathroom, 3,554 sqft

Rural on 0.45 Acres

Habitat Acres, Rural Strathcona County, AB

Experience refined country living in this extraordinary 3,600 sq ft open-plan bungalow, nestled beside a serene pond and backing onto peaceful reserve land with panoramic, million-dollar views. Flooded with natural light from expansive windows fitted with power blinds, the home seamlessly combines rustic warmth and contemporary elegance. A grand stone wood-burning fireplace anchors the impressive great room, while the chef's kitchen features top-of-the-line appliances, granite countertops, and handcrafted hickory cabinetry. The luxurious primary suite is a private retreat with a spa-inspired ensuite designed for relaxation. Upstairs, two generously sized bedrooms each offer air conditioning, private ensuites, walk-in closets, and a cozy shared lounge. Heated concrete floors run throughout the main level, including the epoxy-finished quad garage—partially converted into a state-of-the-art home gym. With city-grade services like trickle water and a full sewer system, this rare gem offers the best of both worlds.

Built in 2008

Essential Information

MLS® #

E4440518



Price	\$1,299,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,554
Acres	0.45
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	53017 Range Road 223
Area	Rural Strathcona County
Subdivision	Habitat Acres
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2M3

Amenities

Features	Fire Pit
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	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Landscaped, Private Setting
Construction	Wood

Foundation Slab

Additional Information

Date Listed June 5th, 2025
Days on Market 11
Zoning Zone 80
HOA Fees 1655
HOA Fees Freq. Quarterly

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