

# **\$649,900 - #13-52306 Rge Road 212, Rural Strathcona County**

MLS® #E4450303

**\$649,900**

3 Bedroom, 2.50 Bathroom, 1,554 sqft

Rural on 3.10 Acres

Antler Meadows, Rural Strathcona County, AB

Welcome to this stunning 1500 sq ft bi-level nestled on a private, treed 3-acre lot backing onto peaceful reserve land. This beautifully maintained home features Brazilian teak hardwood flooring throughout the main level, adding warmth and elegance. The open-concept kitchen includes a large island—perfect for entertaining—and flows seamlessly into a bright, spacious living area. With 2 bedrooms up and 1 down, there's a room for the whole family. The fully finished basement is built for fun, offering a large games room and a custom wet bar. The home is wired for both security and sound, providing comfort and peace of mind. Step outside to the ultimate garage/shop—28x60 ft with high ceilings, roughed-in for in-floor heating—ideal for hobbyists, mechanics, or storing all your toys. Enjoy the serenity and privacy of acreage living, just steps from nature. Don't miss this rare opportunity to own a move-in ready home with unmatched lifestyle potential.

Built in 1992

## **Essential Information**

MLS® #	E4450303
Price	\$649,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,554
Acres	3.10
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
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### 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 July 30th, 2025

Days on Market 16

Zoning Zone 80

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