

## \$739,900 - 54534 Rge Rd 215, Rural Strathcona County

MLS® #E4457982

**\$739,900**

4 Bedroom, 2.50 Bathroom, 1,496 sqft

Rural on 2.99 Acres

None, Rural Strathcona County, AB

Welcome to this charming 3 acres not in a subdivision and full of OPPORTUNITY to start your own business in Strathcona County! This acreage boasts everything you have been looking for in your escape from the city! Fully fenced with a electronic security gate, a oversized heated double car garage 26'x24' w/ 240V, a oversized heated shop 28'x28' (2020) w/ 10' ceilings, 240V, and epoxy floors, 2 outbuildings for storage & animal shelter, a greenhouse, garden & fruit trees. The wood frame-modular-style bungalow home sits on a fully finished basement with 4 bedrooms, 2.5 bathrooms with an updated kitchen & some new high-end appliances, main floor laundry, large rec room & wet bar in basement and cold room, newer windows, new AC & furnace (2020). This property is supplied by CITY WATER and has a brand new 2500 gallon septic system (2018). Outside is a meticulously kept yard which has space for family gatherings, RV parking and a fire pit. Located 10 mins from Fort Sask or 25 mins from Sherwood Park! A must see!

Built in 1970

### Essential Information

MLS® # E4457982

Price \$739,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,496                  |
| Acres          | 2.99                   |
| Year Built     | 1970                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 54534 Rge Rd 215        |
| Area        | Rural Strathcona County |
| Subdivision | None                    |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8L 4B9                 |

### Amenities

|                |                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features       | Off Street Parking, Air Conditioner, Deck, Fire Pit, Front Porch, Greenhouse, No Smoking Home, Smart/Program. Thermostat, R.V. Storage, Vinyl Windows, Wet Bar |
| Parking Spaces | 10                                                                                                                                                             |

### Interior

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

### Exterior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                                         |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Private Setting, Schools, Treed Lot, Vegetable Garden, See Remarks |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 60              |

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Listing information last updated on September 17th, 2025 at 3:17am MDT