

# **\$1,389,000 - 14 52210 Rge Road 232, Rural Strathcona County**

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MLS® #E4465109

**\$1,389,000**

5 Bedroom, 3.50 Bathroom, 3,115 sqft

Rural on 3.63 Acres

Winfield Heights (Strathcona), Rural  
Strathcona County, AB

Don't let this opportunity get away from you. Nestled on 3.63 Acres in Winfield Heights just minutes from Sherwood Park & amongst many trees, this is too good to be true. Municipal Water & New Solar System! Imagine your family living its best life in this 3,115 SqFt 2-Storey w. 5 Bedrms; 3.5 Bath; Attached Triple Garage. Approx \$400k Extensive, Recent UPGRADES where no expense was spared. This open & bright layout beams w. natural light thanks to the abundance of 53 Windows! (New '21 except 3). The Main floor boasts Open-to-below Living & Family Rms each w. a W/B Fireplace. A separate Dining Rm leads to the Gourmet Kitchen w. plenty of Cabinets & Granite Counterspace. Get ready to entertain here & on the gigantic Deck (New Composite; Gazebo BBQ Station). The Primary Bedrm has a gorgeous Ensuite (Standalone Tub; Tiled W/I Shower) & stairs to your own Loft! The Upper floor has 2 Bedrms; Main Bath; open Den & huge Bonus Rm. The Finished Bsmt has a Rec Rm; 2 Bedrms; Sitting Area & New Full Bathrm. Incredible!

Built in 1982

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4465109               |
| Price          | \$1,389,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,115                  |
| Acres          | 3.63                   |
| Year Built     | 1982                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 14 52210 Rge Road 232         |
| Area        | Rural Strathcona County       |
| Subdivision | Winfield Heights (Strathcona) |
| City        | Rural Strathcona County       |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T8B 1B9                       |

### Amenities

|          |                                                                                                                                    |
|----------|------------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Deck, Dog Run-Fenced In, Fire Pit, Gazebo, Sprinkler Sys-Underground, Vinyl Windows, See Remarks, Solar Equipment |
|----------|------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                    |
| Exterior Features | Fruit Trees/Shrubs, Landscaped, Private Setting, Rolling Land, Schools, Shopping Nearby |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 80            |

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Listing information last updated on November 8th, 2025 at 4:02am MST