

Courtesy Of Coby Dumond Of MaxWell Devonshire Realty

# \$999,750 - 51245 Rge Rd 210, Rural Strathcona County

MLS® #E4398340

**\$999,750**

3 Bedroom, 3.00 Bathroom, 2,072 sqft

Rural on 26.80 Acres

None, Rural Strathcona County, AB

ONE OF ONE! 26.8 ACRE Lake Front Property With Amazing Potential! This Unique Property Boasts A Expansive Air Conditioned Home With Over 4000 sq ft of Development! An Open Concept Living and Kitchen Spaces With Incredible Sprawling Valley Views from The Dining/Living Room Area! Custom Built in Cabinets Throughout This Home. A Massive Primary Bedroom With an Adjacent Flex/Office Space And a Newly Added 3 Pce Accessible Ensuite With Sit Down Shower Area. A Spacious Second Bedroom And a Smaller 3rd Studio Bedroom Complement Main Floor Footprint. The Lower Level Has Over 2000 Sq Ft Of Development For All To Enjoy! A Welcoming Sunroom Awaits You As You Enter The First Lower Level Entrance. Then An Expansive Rec Room Area With Wood Burning Fireplace a 3 Pce Powder, an Office Area And Large Mechanical Room Space. There is Also a 23'x 22'7 Family Flex Area That Could Easily Be Modified to Add 2 Spacious Bedrooms. The Property Has Numerous Trails and Direct Access To The Lake With RV Camping Potential!!

Built in 1979

## Essential Information

MLS® # E4398340

Price \$999,750



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,072
Acres	26.80
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### **Community Information**

Address	51245 Rge Rd 210
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 1G1

### **Amenities**

Features	Air Conditioner, Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Walk-up Basement
----------	--

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Hillside, Lake Access Property, Landscaped, Recreation Use, Treed Lot
Construction	Wood
Foundation	Slab

### **Additional Information**

Date Listed July 19th, 2024

Days on Market 264

Zoning Zone 60

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 April 8th, 2025 at 11:17pm MDT