

Courtesy Of Don McKay Of Royal LePage Prestige Realty

# \$1,349,900 - 385 52422 Rge Road 224, Rural Strathcona County

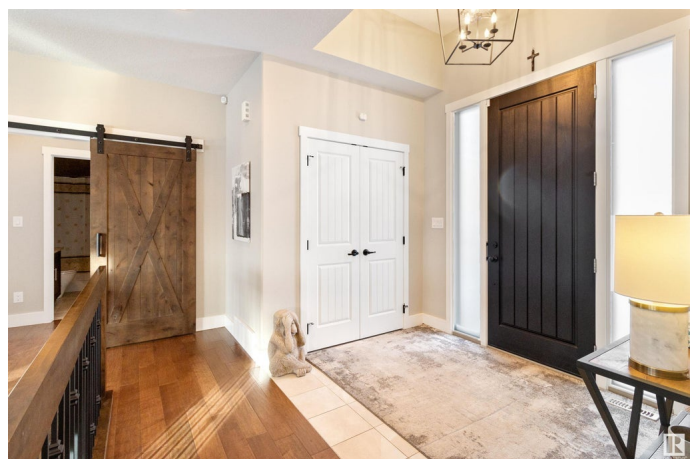
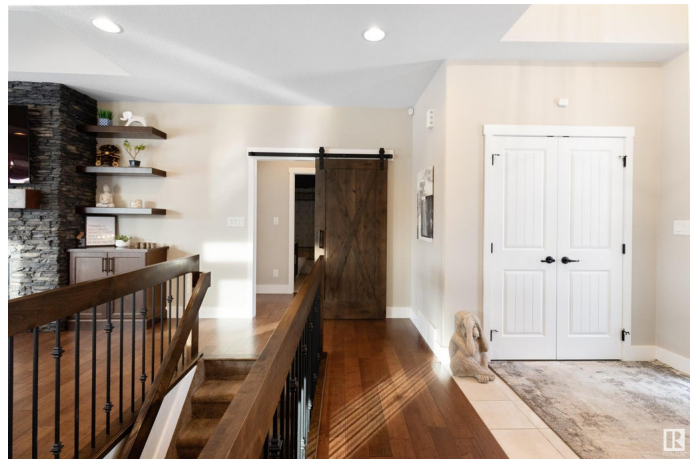
MLS® #E4418639

**\$1,349,900**

5 Bedroom, 3.00 Bathroom, 1,852 sqft  
Rural on 2.00 Acres

Boag Lake Estates, Rural Strathcona County,  
AB

Nestled on 2 acres in the prestigious Boag Lake area, this custom-built bungalow is a masterpiece of style and comfort. Boasting an open floor plan with tile and hardwood flooring, the home features a stunning gourmet kitchen with granite counters, a large island, stainless steel appliances, and ceiling-height cabinetry. The bright great room, with its gas fireplace and expansive windows, offers a warm and inviting space. The spacious master suite includes a luxurious ensuite with a large shower and a walk-in closet, while a second bedroom and main floor laundry add to the convenience. The fully finished basement impresses with a family room, wet bar, workout area, and three additional bedrooms, all with walk-in closets. Step outside to enjoy the large covered deck, fenced and landscaped yard, and heated triple garage. Located in a cul-de-sac just 2 miles from town, this home offers city-style services and high-speed internet.



Built in 2016

## Essential Information

MLS® #	E4418639
Price	\$1,349,900

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,852
Acres	2.00
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	385 52422 Rge Road 224
Area	Rural Strathcona County
Subdivision	Boag Lake Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 6N1

### **Amenities**

Features	Air Conditioner, Deck
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	Cul-De-Sac, Fenced, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 20th, 2025
-------------	--------------------

Days on Market 81

Zoning Zone 80

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 11th, 2025 at 5:32pm MDT