

# \$550,000 - 278 52307 Rge Road 213, Rural Strathcona County

MLS® #E4425382

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,195 sqft  
Rural on 3.16 Acres

Farrell Properties, Rural Strathcona County,  
AB

AFFORDABLE ACREAGE LIFE, and WITH A SHOP! This is your chance to own 3.16 Acres of Quiet Living in Strathcona Countyâ€™s â€™Farrell Propertiesâ€™, just north of Wye Road on Rge Road 213, near Uncas Elementary, Farmers Market, Convenient Store, 12 minute drive to Sherwood Park & 16 minute to the heart of Elk Island Park. At approx. 1200 sqft, this Bungalow home has 3 Bedrooms & 1.5 Bath on the main floor. West facing Living Room with newer bay window. Basement with 2 Large Living Spaces, Wood Burning Stove, Den, 4 pce Bath, and great amount of storage. HEATED SHOP is 40â€™ Deep by 28â€™ Wide, 220 Power, LED Lighting, Insulated, and fully Drywalled. OTHER FEATURES INCLUDE: Hot Water Tank 2025, Furnace (2010), Septic Tank and Field (2009 & 2016), Roof on House (2007) & Garage/Shop (2010), Drilled Well with City Water to the subdivision (must pay for connection to house), Pond and lots of great flat land for small animals or garden area, & mature trees. 2 Moveable Storage Sheds, Pergola, & 2 Bar Fridges also included.

Built in 1977

## Essential Information



MLS® #	E4425382
Price	\$550,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,195
Acres	3.16
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	278 52307 Rge Road 213
Area	Rural Strathcona County
Subdivision	Farrell Properties
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 1C1

### **Amenities**

Features	Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Flat Site, No Through Road, Schools, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 13th, 2025

Days on Market 1

Zoning Zone 80

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Listing information last updated on March 14th, 2025 at 10:03am MDT