

Courtesy Of Erin Holowach Of ComFree

# \$1,199,000 - 206, 52304 Rge Road 233, Rural Strathcona County

MLS® #E4427726

**\$1,199,000**

5 Bedroom, 3.50 Bathroom, 2,196 sqft  
Rural on 0.33 Acres

Fountain Creek Estates, Rural Strathcona County, AB

Welcome to this well-maintained walk-out bungalow, offering an exceptional layout and plenty of room to grow. Situated in the Fountain Creek subdivision, this home spans approximately 2,200 square feet of beautifully designed living space. Boasting 5 bedrooms and 4 bathrooms, this home has something for everyone. The main floor features 3 bedrooms and a formal dining room. The fully developed basement extends your living space with a second kitchen – ideal for guests, extended family, or entertaining. The basement also has an office/workout room, perfect for today’s lifestyle. Enjoy the outdoors in the fully fenced and landscaped yard with space for relaxation or play. The large 3 car garage offers ample storage, while the RV parking ensures extra convenience for your adventurous side. Recent upgrades include a new roof and freshly painted exterior, giving this home a modern and polished feel. With its prime location, amazing layout and thoughtful design, this home is a truly must-see.

Built in 1999

## Essential Information

MLS® #                    E4427726



Price	\$1,199,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,196
Acres	0.33
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	206, 52304 Rge Road 233
Area	Rural Strathcona County
Subdivision	Fountain Creek Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8B 1C9

### Amenities

Features	Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Hot Water Natural Gas, No Smoking Home, Patio, Sprinkler System-Fire, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, Vacuum System-Roughed-In
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### Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby
Construction	Wood

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 27th, 2025

Days on Market      8

Zoning                 Zone 80

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Listing information last updated on April 4th, 2025 at 8:17am MDT