

# **\$624,900 - 97 52131 Rge Road 210, Rural Strathcona County**

MLS® #E4447441

**\$624,900**

3 Bedroom, 2.50 Bathroom, 1,516 sqft

Rural on 4.54 Acres

Sierra Grande Estates, Rural Strathcona County, AB

Slice of heaven sitting on 4.54 Acres in Sierra Grande Estates, home has been meticulously cared for over time! Lovely primary suite with gas fireplace, walk in closet, spacious ensuite and patio doors overlooking your stunning yard! Home has an abundance of natural light, gleaming hardwood floors, fully finished basement and a 2 car attached garage! Home has been modified and is wheelchair accessible! Outside, you'll find a perfect blend of privacy and open space, with a mix of trees that provide seclusion and clearings where deer and moose gracefully roam. A 30x50 heated shop with hoist completes this gem, making it an idyllic haven for those seeking a balance between work and play!

Built in 1976

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4447441  |
| Price          | \$624,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,516     |



|            |                        |
|------------|------------------------|
| Acres      | 4.54                   |
| Year Built | 1976                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 97 52131 Rge Road 210   |
| Area        | Rural Strathcona County |
| Subdivision | Sierra Grande Estates   |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8A 1A2                 |

### Amenities

|          |   |
|----------|---|
| Features | Deck, Fire Pit, No Animal Home, No Smoking Home |
|----------|---|

### 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 Park/Trees, Cul-De-Sac, Private Setting |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 80         |

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Listing information last updated on July 23rd, 2025 at 6:47am MDT