

# **\$1,449,000 - 111 53025 Rge Rd 223, Rural Strathcona County**

MLS® #E4417591

**\$1,449,000**

4 Bedroom, 3.50 Bathroom, 2,754 sqft

Rural on 2.01 Acres

Aspen Wood Estates, Rural Strathcona County, AB

This might just be the home of your dreams! Discover this 2753+ sqft walkout bungalow nestled among the trees in Aspenwood Estates. Your sanctuary includes a complete outdoor hockey rink w/12x60 heated & powered shack & ZAMBONI! Stunning stone entryway w/accents. High doors & ceilings create a spacious feel, while numerous windows flood the space w/natural light. Master b/r is stunning w/spa-like ensuite tub, dual-head stand-up shower, his & her sinks & enormous walk-in closet perfect for a queen. Bedrooms 2& 3 feature spacious Jack&Jill baths & large w/i closet. Stunning country kitchen showcases walnut cabinetry, top-of-the-line Miele appliances, spacious granite countertop, gas stove w/double wall ovens & charming dining nook. Main floor office w/double glass doors. Cozy L/R w/gas f/p. W/O basement features O/S rec room, wet bar, media rm, gym, gun/cold storage rm & 4th B/R. In-floor heat throughout. Triple att. heated garage. Surrounded by impeccable landscaping & beautifully treed! Welcome home!

Built in 2006

## **Essential Information**



MLS® #	E4417591
Price	\$1,449,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,754
Acres	2.01
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	111 53025 Rge Rd 223
Area	Rural Strathcona County
Subdivision	Aspen Wood Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2M3

### Amenities

Features	Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Fire Pit, Gazebo, Recreation Room/Centre, Vaulted Ceiling, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup
----------	---

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Paved Lane, Private Setting, Recreation Use,

Schools, Sloping Lot, Stream/Pond, Treed Lot, See Remarks

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 10th, 2025

Days on Market 100

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 20th, 2025 at 12:17am MDT