

# **\$779,500 - 241 52521 Rge Road 222, Rural Strathcona County**

MLS® #E4431306

**\$779,500**

5 Bedroom, 2.50 Bathroom, 1,320 sqft  
Rural on 4.94 Acres

Greenbrae, Rural Strathcona County, AB

Welcome to this absolutely stunning acreage in the heart of Ardrossan. This 1,320 sq. ft. bi-level home on a fenced and cross-fenced 4.94 acres, located in Greenbrae, is a must-see. Featuring 5 bedrooms and 2.5 bathrooms, this home has been updated throughout the years. Upgrades include a metal roof, septic tanks replaced 4 years ago, a new hot water tank in 2024, air conditioning, and several updated windows. The open-concept kitchen boasts a large island and custom-built pull-out shelving in the pantry. There are 3 bedrooms upstairs along with a 4-piece bathroom. The primary suite includes a walk-in closet and a 2-piece ensuite. The fully finished basement offers an additional 2 bedrooms and a 4-piece bathroom. The attached garage has been converted into an in-law suite but can easily be converted back into a double attached garage. Enjoy tons of privacy while being just minutes from Wye Road, the ever-expanding community of Ardrossan, and with quick access to Highway 16.

Built in 1979

## **Essential Information**

MLS® #                      E4431306



Price	\$779,500
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,320
Acres	4.94
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	241 52521 Rge Road 222
Area	Rural Strathcona County
Subdivision	Greenbrae
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2G2

### Amenities

Features	Air Conditioner, Deck, See Remarks
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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	Cross Fenced, Landscaped, Private Setting, Schools, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 17th, 2025  
Days on Market       2  
Zoning                 Zone 80

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Listing information last updated on April 19th, 2025 at 3:17pm MDT