

# \$822,200 - 2 52245 Rge Rd 225, Rural Strathcona County

MLS® #E4461352

**\$822,200**

3 Bedroom, 3.00 Bathroom, 3,002 sqft  
Single Family on 2.04 Acres

Huntington Hills Estates, Rural Strathcona County, Alberta

Natural, private setting just minutes from Sherwood Park. Bird watchers delight! This bungalow has an open design with expanses of hardwood flooring and 9 Ft. ceilings throughout. Some of the many upgraded features are the steam shower in the primary bedroom 5 pc. ensuite, with heated tile floor. The primary bedroom is very spacious and also has a walk-in closet. The other 2 bedrooms are on the other end of the house and are large and bright. There's a renovated jack & jill bathroom between them. Enjoy the warmth of a 2-sided fireplace that divides the living room and dining area. The heated triple garage has lots of storage room beside room for 3 full-size vehicles. The deck is massive and includes an area covered by a beautiful gazebo structure. There is are two storage sheds. One has been used as a playhouse. The crawl space foundation is over 5 ft. in height with a concrete floor. No shortage of storage spaces in this lovely home. (id:6289)

Built in 1994

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4461352  |
| Price     | \$822,200 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 3,002         |
| Acres          | 2.04          |
| Year Built     | 1994          |
| Type           | Single Family |
| Style          | Bungalow      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2 52245 Rge Rd 225       |
| Subdivision | Huntington Hills Estates |
| City        | Rural Strathcona County  |
| Province    | Alberta                  |
| Postal Code | T8C1C6                   |

### Amenities

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Amenities    | Ceiling - 9ft                                                                       |
| Features     | Private setting, Treed, Sloping, Closet Organizers, No Animal Home, No Smoking Home |
| Parking      | Attached Garage, Heated Garage, RV                                                  |
| # of Garages | 1                                                                                   |

### Interior

|              |                                                                                                                                                                      |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Oven - Built-In, Microwave, Refrigerator, Satellite Dish, Storage Shed, Stove, Window Coverings |
| Heating      | Forced air                                                                                                                                                           |
| Cooling      | Central air conditioning                                                                                                                                             |
| Fireplace    | Yes                                                                                                                                                                  |
| Fireplaces   | Wood                                                                                                                                                                 |
| # of Stories | 1                                                                                                                                                                    |

### Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Homes & Gardens Real Estate Limited |
|----------------|-------------------------------------|



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