

# \$1,149,900 - #194 52422 Rge Road 224, Rural Strathcona County

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MLS® #E4461527

**\$1,149,900**

4 Bedroom, 3.00 Bathroom, 1,835 sqft  
Single Family on 1.98 Acres

Boag Lake Estates, Rural Strathcona County,  
Alberta

Executive living in Boag Lake Estates! This stunning walkout bungalow offers over 3,500 sq. ft. of developed space, just 5 minutes from Sherwood Park with municipal water & sewer. Gorgeous curb appeal, mature landscaping, paved driveway, and an oversized 24'x40' triple garage with RV parking set the tone. Inside, a grand foyer with soaring ceilings leads to a versatile flex/den, and the heart of the homeâ€”an entertainerâ€™s kitchen, spacious dinette, and deck with serene views. The primary suite features a spa-like ensuite and walk-in closet. The bright walkout basement boasts a family room, games area, wet bar, two bedrooms, office, and full bath, opening to a stone patio with outdoor bar. Perfect for gatherings or quiet evenings, this home combines luxury, comfort, and nature at your doorstep. (id:6289)

Built in 2006

## Essential Information

Listing #	E4461527
Price	\$1,149,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,835



Acres	1.98
Year Built	2006
Type	Single Family
Style	Hillside Bungalow

### Community Information

Address	#194 52422 Rge Road 224
Subdivision	Boag Lake Estates
City	Rural Strathcona County
Province	Alberta
Postal Code	T8A6N1

### Amenities

Amenities	Park
Features	Corner Site
Parking	Attached Garage, Oversize
# of Garages	1

### Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Microwave, Gas stove(s), Washer
Heating	Forced air
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Has Basement	Yes

### Listing Details

Listing Office	Royal LePage Prestige Realty
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