

# **\$650,000 - 169 52312 Rge Road 223, Rural Strathcona County**

MLS® #E4441995

**\$650,000**

4 Bedroom, 1.50 Bathroom, 1,068 sqft

Rural on 3.22 Acres

McConnell Estates, Rural Strathcona County, AB

Welcome to your own private retreat in McConnell Estates, BACKING a POND & surrounded by mature trees, just minutes from Sherwood Park. This ORIGINAL OWNER home features 4 bedrooms, 1.5 baths & TRIPLE garage. A spacious entry invites you in & opens to the family sized living room with updated picture window. The kitchen offers plenty of cabinets, stainless steel appliances & peninsula island that looks over the dining area. Moving upstairs you will find 2 generous sized bedrooms & 4pc bath. Family sized rec room with fireplace is found on the lower 3rd level, along with 3rd bedrooms & bathroom. The basement is finished with 4th bedroom, laundry & ample storage. UPDATES include WINDOWS, FURNACE & ROOF (2012). LOVE the peace & quiet while sitting on the deck, or working in the workshop. 12x16 Barn with NEW ROOF. Acreage living doesn't get better than this solid family home & it's waiting for you to make it yours!

Built in 1971

## **Essential Information**

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Price \$650,000



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,068
Acres	3.22
Year Built	1971
Type	Rural
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	169 52312 Rge Road 223
Area	Rural Strathcona County
Subdivision	McConnell Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1B3

### **Amenities**

Features	Deck, Patio, Vinyl Windows, See Remarks
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### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Fenced, Landscaped, Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed June 12th, 2025

Days on Market 4

Zoning Zone 80

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