

# \$494,702 - 53045 Rge Road 215, Rural Strathcona County

MLS® #E4448699

**\$494,702**

1 Bedroom, 1.00 Bathroom, 743 sqft

Rural on 12.00 Acres

None, Rural Strathcona County, AB

12 ACRES...PRIVATE SETTING/TREES & OPEN LAND...CLOSE TO ARDROSSAN/SHERWOOD PARK...GREAT POTENTIAL TO BUILD YOUR DREAM HOME!...Eat in kitchen is just off deck to back. Great size bedroom w/additional area for flex space/storage. Four piece bath on main as well. Walkout basement is unfinished. This property is in an ideal location - close proximity to Ardrossan and schools (Ardrossan & Uncas). Approximately 15 min to Sherwood Park.

Built in 1956

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4448699               |
| Price          | \$494,702              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 743                    |
| Acres          | 12.00                  |
| Year Built     | 1956                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



Status Active

Community Information

Address 53045 Rge Road 215  
Area Rural Strathcona County  
Subdivision None  
City Rural Strathcona County  
County ALBERTA  
Province AB  
Postal Code T8A 2E5

Amenities

Features Deck, R.V. Storage, See Remarks

Interior

Heating Forced Air-1, Natural Gas  
Stories 1  
Has Basement Yes  
Basement Full, Unfinished

Exterior

Exterior Wood  
Exterior Features Flat Site, Private Setting, Treed Lot, See Remarks  
Construction Wood  
Foundation Concrete Perimeter

Additional Information

Date Listed July 18th, 2025  
Days on Market 30  
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 August 17th, 2025 at 5:17pm MDT