

\$1,390,000 - 36 52304 Rge Road 233, Rural Strathcona County

MLS® #E4449521

\$1,390,000

4 Bedroom, 3.50 Bathroom, 2,768 sqft

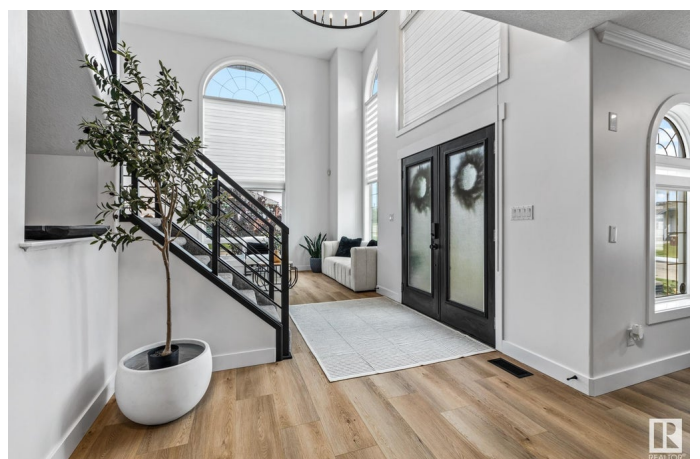
Rural on 0.33 Acres

Fountain Creek Estates, Rural Strathcona County, AB

Welcome to this BEAUTIFULLY UPDATED estate home! Step inside to a bright living room with soaring vaulted ceilings, perfect for welcoming guests. Nearby, a second cozy living area flows into a beautifully upgraded two-toned MODERN kitchen, complete with plenty of space for entertaining. A stylish 2-piece bathroom and spacious laundry room complete the main floor. Upstairs, unwind in the LUXURIOUS primary suite featuring a tiled shower, gorgeous stand-alone tub, and dual sinks. Enjoy your morning coffee on your private balcony. Two more bedrooms and a 3-piece bathroom round out the upper level. The fully finished WALKOUT basement offers the ultimate in space for entertainment with a large rec room, gorgeous wet bar, an additional bedroom, and 3-piece bathroom. Step outside to your private backyard oasis featuring a putting green, manicured yard, and a beautiful pergola-covered sitting area perfect for summer evenings. With a TRIPLE CAR garage and upscale finishes, this estate home has it all. WELCOME HOME!

Built in 1996

Essential Information



MLS® #	E4449521
Price	\$1,390,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,768
Acres	0.33
Year Built	1996
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	36 52304 Rge Road 233
Area	Rural Strathcona County
Subdivision	Fountain Creek Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8B 1C9

Amenities

Features	On Street Parking, Deck, Front Porch, No Smoking Home, Patio, Vaulted Ceiling, Walkout Basement
----------	---

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, No Back Lane, Schools, Shopping Nearby

Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 24th, 2025
Days on Market	24
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 1:17pm MDT