

# **\$1,099,000 - 133 53017 Rge Road 223, Rural Strathcona County**

MLS® #E4437597

**\$1,099,000**

5 Bedroom, 4.00 Bathroom, 2,018 sqft

Rural on 0.59 Acres

Habitat Acres, Rural Strathcona County, AB

Welcome Home in Habitat Acres! This gorgeous property is only 4 MINUTES FROM THE PARK! Boasting over 4100sqft of living space this custom built WALK OUT bungalow has 5 generous sized bedrooms, 5 bathrooms, soundproofed media room & 2 spacious & sunny, south facing family rooms overlook the natural reserve & wetland habitat. Beautiful kitchen will impress you! Main floor laundry, ICF foundation & walls, 9' ceilings on main floor & basement, triple pane windows & heated floors. Widened halls & doorways, optional independent living suite in the walk out basement with enormous 2nd pantry & mobility lift elevator. Triple, oversized attached garage w/heated floors. Enjoy the convenience of MUNICIPAL WATER & COMMUNITY SEPTIC on an easily maintained 0.59 acres, surrounded by an additional 40 acres of natural wetlands there for your recreational pleasure. Walk nature trails, skate, play hockey or kayak on one of the ponds! This home offers something for your growing family at every age and stage of life!

Built in 2007

## **Essential Information**



MLS® #	E4437597
Price	\$1,099,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,018
Acres	0.59
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	133 53017 Rge Road 223
Area	Rural Strathcona County
Subdivision	Habitat Acres
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2M3

### Amenities

Features	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Fire Pit, Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, Walkout Basement, Wet Bar, Green Building, Barrier Free Home, HRV System
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	ICFs (Insulated Concrete Forms)
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Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Fruit Trees/Shrubs, Hillside, Low Maintenance Landscape, Not Fenced, Park/Reserve, Picnic Area, Private Setting, Recreation Use, Rolling Land, Sloping Lot, Vegetable Garden, Private Park Access
Construction	ICFs (Insulated Concrete Forms)
Foundation	Insulated Concrete Form

**Additional Information**

Date Listed	May 20th, 2025
Days on Market	13
Zoning	Zone 80
Condo Fee	\$155

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Listing information last updated on June 2nd, 2025 at 7:02am MDT