

# **\$699,900 - 386 52306 Rge Road 212, Rural Strathcona County**

MLS® #E4437677

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,215 sqft

Rural on 3.21 Acres

Antler Meadows, Rural Strathcona County, AB

A true gem—this SPARKLING CLEAN bungalow sits on 3.2 pristine acres with peaceful lake views. Featuring 3 bedrooms up, the primary suite includes a 3-pc ensuite. The bright kitchen boasts oak cabinetry and a central island, opening to a spacious living room with large windows and a cozy wood burning fireplace. The fully finished basement includes a generous rec room, two-large bedrooms, and access to the HEATED double attached garage. Horse lovers and hobbyists will love the HEATED 36x30 barn in near-new condition with 2 box stalls (room for a third) and a tack room. A 32x32 IN-FLOOR HEATED insulated shop with NEW BOILER offers endless possibilities. Two fenced paddocks and a hydrant at the shop add convenience and value. Perfectly blending comfort, functionality, and natural beauty—this is more than a home, it's a lifestyle!

Built in 1992

## **Essential Information**

MLS® #	E4437677
Price	\$699,900
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,215
Acres	3.21
Year Built	1992
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	386 52306 Rge Road 212
Area	Rural Strathcona County
Subdivision	Antler Meadows
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 1A9

### Amenities

Features	Deck, Fire Pit, Gazebo, Parking-Extra, R.V. Storage, Vinyl Windows, Workshop
----------	--

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fenced, Playground Nearby, Schools
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 21st, 2025
Days on Market	10
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 May 30th, 2025 at 11:17pm MDT