

# **\$449,900 - 25 52307 Rge Road 213, Rural Strathcona County**

MLS® #E4438255

**\$449,900**

4 Bedroom, 2.00 Bathroom, 871 sqft

Rural on 3.37 Acres

Farrell Properties, Rural Strathcona County, AB

Welcome to this well-kept dollhouse in sought-after Farrell Properties. Nestled on 3.37 park-like acres, this beautiful property includes a separate fenced pasture with its own outdoor riding arena and private entrance - ideal for horse enthusiasts. The main floor of the home offers two bedrooms, a three-piece bathroom, and a cozy kitchen with an eating area that overlooks the tranquil backyard. There's also a bright living room/TV room, perfect for relaxation. The fully finished basement adds two more bedrooms and another three-piece bath, offering plenty of space for family or guests. Outside, you'll find a double-car garage and three large storage sheds, providing ample storage and workspace. Expansive decks wrap around the front and side of the home, allowing you to enjoy the peaceful surroundings from every angle. This property is a true country delight - move-in ready and full of charm.

Built in 1955

## **Essential Information**

MLS® #	E4438255
Price	\$449,900
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	871
Acres	3.37
Year Built	1955
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	25 52307 Rge Road 213
Area	Rural Strathcona County
Subdivision	Farrell Properties
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 1C1

### **Amenities**

Features	Deck, Front Porch, Patio, See Remarks
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### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Landscaped
Construction	Wood
Foundation	Block

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	6
Zoning	Zone 80

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