

# \$449,702 - 277 51247 Rge Road 231, Rural Strathcona County

MLS® #E4438273

**\$449,702**

3 Bedroom, 1.50 Bathroom, 1,324 sqft

Rural on 3.29 Acres

Birch Park Estates, Rural Strathcona County, AB

INVESTOR....FLIPPER....RENOVATOR.....OP  
PORTUNITY.....PROPERTY IS "AS-IS".....  
ALMOST 4 ACRES OF TREED PARADISE.....  
OVER SIZED DOUBLE DETACHED GARAGE  
~!WELCOME HOME!~ Just 10 minutes to  
Sherwood Park, just 10 minutes to  
Beaumont... 4 acre site with winding driveway  
and total privacy... this over 1300 sq ft hillside  
bungalow checks the boxes.. The bones are  
here, 3 bedrooms upstairs. Yes we know it  
needs the lip stick... but then you decide how  
your going to live the country life!

Built in 1976

## Essential Information

MLS® #	E4438273
Price	\$449,702
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,324
Acres	3.29
Year Built	1976
Type	Rural



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	277 51247 Rge Road 231
Area	Rural Strathcona County
Subdivision	Birch Park Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8B 1K7

### Amenities

Features	Deck
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	7
Zoning	Zone 80

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Listing information last updated on May 30th, 2025 at 4:33pm MDT