# \$1,977,000 - 397 52458 Range Road 223, Rural Strathcona County

MLS® #E4437465

## \$1,977,000

3 Bedroom, 4.00 Bathroom, 4,045 sqft Rural on 2.84 Acres

Meadowlark Hills, Rural Strathcona County, AB

FANTASTIC H & S JONES built FAMILY ESTATE with over 6200 sq. ft. of development in this 2 STOREY with XL HOME OFFICE, TRIPLE GARAGE & WALKOUT! The 2nd. building offers 1118 Sq. ft. of LIVING AREA, 1 bed 2 baths, kitchen & balcony. The 3RD is a PERFECT 1949 sq. ft ACCESSIBLE SHOUSE with a GREAT ROOM, 3 beds, 3 baths, GRANITE SHOWER, STORAGE, PARKING for 2 & its own PATIO & YARD! 2.84 GROOMED ACRES with yards of CONCRETE, a WATERFALL, GAZEBO, FIREPIT, PVC FENCE, RV STORAGE & NEW \$80,000 SEPTIC SYSTEM & 40 YR SHINGLES! MAPLE HARDWOOD throughout this SPACIOUS home with FORMAL LIVING & DINING ROOM, the sunlit OFFICE features a FIREPLACE, BI CABINETS & its own FOYER. Family room with FEATURE WALL, STUNNING KITCHEN with GRANITE, HI-END STAINLESS, WI pantry & DECK ACCESS. Up to a generous PRIMARY with FIREPLACE, SPA ENSUITE, WI CLOSET, a bed & bath, LAUNDRY & BONUS/BED ROOM. WALKOUT to the back YARD/PATIO, BRAZILIAN HARDWOOD, GAMES/GYM, 2 FIREPLACES, FABULOUS THEATRE with all COMPONENTS, bedroom & 2 baths. WOW!







### **Essential Information**

MLS® # E4437465

Price \$1,977,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3 Half Baths 2

Square Footage 4,045

Acres 2.84

Year Built 1997

Type Rural

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 397 52458 Range Road 223

Area Rural Strathcona County

Subdivision Meadowlark Hills

City Rural Strathcona County

County ALBERTA

Province AB

Postal Code T8A 5V1

## **Amenities**

Features Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Dog

Run-Fenced In, Fire Pit, Front Porch, Gazebo, Guest Suite, R.V.

Storage, Walkout Basement, Wet Bar, Workshop

Parking Spaces 20

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-2, In Floor Heat System, Natural Gas

Fireplace Yes

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Cross Fenced, Fenced, Landscaped, Treed Lot,

See Remarks

Construction Wood

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 20th, 2025

Days on Market 156

Zoning Zone 80

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