

# **\$689,900 - 53271 Rge Road 223, Rural Strathcona County**

MLS® #E4440086

**\$689,900**

3 Bedroom, 1.50 Bathroom, 1,412 sqft

Rural on 3.68 Acres

Queensdale Place North, Rural Strathcona County, AB

Tucked onto 3.68 PRIVATE acres in the DESIRABLE community of Queensdale Place, minutes from Sherwood Park, you will find this charming home featuring 3 bedrooms, 1.5 baths & DOUBLE DETACHED GARAGE. You are welcomed in to a bright & spacious entrance that opens to the living room with cozy fireplace & laminate flooring. The kitchen offers plenty of cabinets, huge walk in pantry, stainless steel appliances & opens up to the dining area & 4 season sunroom. Upstairs you'll LOVE the king sized primary suite with double closets & private balcony. 2nd bedroom is generous in size & 4pc main bath complement the layout. The lower level offers a huge family room, guest bath & laundry. Fully finished basement has another bedroom & rec room. There's room for the whole family! UPGRADES include ROOF (2023), updated septic & boiler system. ENJOY the privacy of the land, being surrounded by mature trees, gardens, patio & greenhouse. Ample space for a future shop. The LOCATION doesn't get better than this! HOME SWEET HOME!

Built in 1976

## **Essential Information**



MLS® #	E4440086
Price	\$689,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,412
Acres	3.68
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	53271 Rge Road 223
Area	Rural Strathcona County
Subdivision	Queensdale Place North
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2K2

### **Amenities**

Features	Deck, Greenhouse, See Remarks
----------	-------------------------------

### **Interior**

Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Landscaped, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed June 3rd, 2025

Days on Market 13

Zoning Zone 60

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 June 15th, 2025 at 11:47pm MDT