

# **\$1,195,000 - 52304 Rge Road 233, Rural Strathcona County**

MLS® #E4442453

**\$1,195,000**

4 Bedroom, 3.50 Bathroom, 2,931 sqft

Rural on 0.32 Acres

Fountain Creek Estates, Rural Strathcona County, AB

This beautifully appointed two story home with a triple heated garage offers over 4000 sq ft of living space, backing onto scenic reserve land & trail. Situated in prestigious Fountain Creek Estates, the property boasts exceptional landscaping with underground sprinklers, & meticulously maintained shrubs surrounding the perimeter. Inside, the home features 9 foot ceilings & a thoughtfully designed layout perfect for both everyday living & entertaining. The chef's kitchen is a highlight, complete with quartz countertops, full ext. drawers, two sinks, SS appliances including a gas range & a generous 5x9ft island. Other features include: A/C, in-floor heating, two Fire places, main floor den w/coffered ceiling, steam shower & walk in closet in master suite, finished basement w/wet bar, 75+ pot lights, built in shelves in mud room, floor drain & radiant heating in the garage, gas hook ups & custom blinds. Don't miss the opportunity where luxury, comfort and natural beauty come together.

Built in 2006

## **Essential Information**

MLS® #

E4442453



Price	\$1,195,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,931
Acres	0.32
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	52304 Rge Road 233
Area	Rural Strathcona County
Subdivision	Fountain Creek Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8B 1C9

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Sprinkler Sys-Underground, Wet Bar, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Fenced, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby, Treed Lot, See Remarks

Lot Description	25.00m x 52.10m
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 14th, 2025
Days on Market	1
Zoning	Zone 80

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Listing information last updated on June 15th, 2025 at 3:32pm MDT