

# **\$1,499,000 - 36 51025 Rge Road 222, Rural Strathcona County**

MLS® #E4447702

**\$1,499,000**

10 Bedroom, 6.50 Bathroom, 6,991 sqft

Rural on 0.50 Acres

West Bear Haven, Rural Strathcona County,  
AB

Located in the Gated community of West Bear Haven & Backing onto the Northern Bear Golf Course, this one-of-a-kind 6,990 SqFt 2-Storey (10,739 SqFt total) is absolutely breath-taking. As are the views from the massive Deck & 2 Balconies! Fit for any family & perfect for entertaining inside & outside, there are NINE Bedrms; SEVEN Ensuites; an Elevator; 4 Fireplaces; a Walk-Out Basement (In-Floor Heat) & a Heated Quad Garage. Municipal Sewer & Water. The 9' Main floor greets you with an abundance of windows in the Open-to-below Living Rm. An aquarium separates the Dining Rm & Kitchen - a gourmet chef's dream. Plenty of Cabinets & Granite Countertops; 2 Ovens; separate Pantry & 2nd Dining area. On the other side of the Family Rm is a Primary Bedrm & a Den. The Upper floor has a Great Rm; Raised Bonus Rm; Library & 4 Bedrms. The Bsmt features a Wet Bar in the Family Rm that leads to the Patio; Media Rm; Gym & 4 Bedrms. Beautifully landscaped w. mature trees; water feature- your own oasis w. no expense spared

Built in 2005

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4447702               |
| Price          | \$1,499,000            |
| Bedrooms       | 10                     |
| Bathrooms      | 6.50                   |
| Full Baths     | 6                      |
| Half Baths     | 1                      |
| Square Footage | 6,991                  |
| Acres          | 0.50                   |
| Year Built     | 2005                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 36 51025 Rge Road 222   |
| Area        | Rural Strathcona County |
| Subdivision | West Bear Haven         |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8C 1J5                 |

### Amenities

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Features       | Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, Parking-Extra, Patio, Walkout Basement, Wet Bar, See Remarks, 9 ft. Basement Ceiling |
| Parking Spaces | 8                                                                                                                                         |

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas |
| Fireplace         | Yes                                             |
| Stories           | 3                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Finished                                  |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood                                                             |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Gated Community, Golf |

Nearby, Landscaped, No Through Road, Private Setting, Treed Lot, See  
Remarks

Construction      Wood  
Foundation        Concrete Perimeter

**Additional Information**

Date Listed        July 14th, 2025  
Days on Market    54  
Zoning              Zone 80

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