

# **\$925,000 - 37 53059 Rge Road 224, Rural Strathcona County**

MLS® #E4443771

**\$925,000**

4 Bedroom, 2.50 Bathroom, 1,313 sqft

Rural on 2.99 Acres

Williams Park, Rural Strathcona County, AB

Exceptional private equestrian acreage just minutes from Sherwood Park! Nestled on beautifully treed, mature land with circular driveway, this property boasts outstanding pride of ownership. Enjoy a lush yard with flower beds, fish pond, and large covered rear porch. The upgraded home features hardwood floors, quartz kitchen with moveable island and coffee bar, brick fireplace, and 2 bedrooms up including a primary with ensuite. Finished basement includes 2 more bedrooms, Jack & Jill bath, cold storage, and cozy family room with wood burning fireplace. Horse lovers will adore the showpiece barn: full concrete pad, 3 box stalls with rubber mats, heated tack room with laminate flooring, utility room, overhead furnace, washer, and kitchen/feed space. Each stall has independent lighting. The land is fully fenced with removable carriage-bolt rails, 3 movable shelters, 80â€™™ round pen, and power to all pens. Large trailer turnaround, dusk-to-dawn lights, and 24/7 barn surveillance included. Welcome to your dream!

Built in 1972

## **Essential Information**

MLS® # E4443771

Price \$925,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,313
Acres	2.99
Year Built	1972
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	37 53059 Rge Road 224
Area	Rural Strathcona County
Subdivision	Williams Park
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2K4

### Amenities

Features	Air Conditioner, Fire Pit, Patio
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 21st, 2025

Days on Market 18

Zoning Zone 80

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