

# **\$975,000 - 725 52304 Rge Road 233, Rural Strathcona County**

MLS® #E4431534

**\$975,000**

4 Bedroom, 3.50 Bathroom, 2,800 sqft

Rural on 0.33 Acres

Fountain Creek Estates, Rural Strathcona County, AB

A Modern Masterpiece! Situated on a 1/3 of an acre and fully fenced & landscaped, this stunning home is located just 6 minutes to Sherwood Park in the highly sought-after Fountain Creek Estates community. With architectural design elements this home was designed to maximize natural light throughout all seasons and maximize the south side-exposure with no neighbour. Features a Triple Garage, Central AC, 4 bedrooms & 3.5 baths. The basement has a wide open 28'x35' layout currently with a golf simulator, workout space, and art studio as well as a 3pc bath. There is also a flex room tucked away from the main living area perfect as a home office or bedroom/guest room, as well as large vaulted bonus room above. The open-concept main floor and huge 2-tier composite deck with glass railings make this the perfect home for entertaining family or friends. With a low-maintenance fully fenced yard with underground irrigation system and plenty of sunlight this property is perfect for gardeners and furry friends alike!

Built in 2006

## **Essential Information**



MLS® #	E4431534
Price	\$975,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,800
Acres	0.33
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### **Community Information**

Address	725 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	No Smoking Home, Parking-Extra, Vinyl Windows
Parking Spaces	6

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	5
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 17th, 2025

Days on Market                3

Zoning                            Zone 80

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