

# **\$2,499,702 - 52117 Rr 213, Rural Strathcona County**

MLS® #E4432646

**\$2,499,702**

5 Bedroom, 5.50 Bathroom, 3,826 sqft

Rural on 79.07 Acres

None, Rural Strathcona County, AB

Backs onto vast, pristine and isolated Crown land formerly North Cooking Lake....THE ULTIMATE RANCH.....NEARLY 80 ACRES....JUST 15 MINUTES EAST THE CITY....OVER 10,000 SQ FEET OF SHOP....OVER 6000 SQ FOOT CUSTOM HOUSE....PERCHED INTO A HILLSIDE....~!WELCOME HOME!~ INVITED INTO YOUR WINDING DRIVEWAY, IT FEELS LIKE A MOVIE SET. Double doors into the large foyer, natural light is everywhere. Stunning gourmet kitchen with U-shaped island, and the heart of the home surrounds. Primary retreat has it all, spa ensuite, large closet and access to the 4 season room. Kids wing has the neatest connecting room in the closet(you'll see!) Plus a bonus room above the garage! Basement has another massive rec room, theatre room & so much more! Yard & landscaping has been meticulously crafted. Now the shop... steel frame, footprint is 5000 sq ft, structural slab with full basement, wash bay, and also mezzanine space with extra storage, office and bathroom. I could NOT cover the extras this property has on a 100 pages!

Built in 2004

## **Essential Information**

MLS® #

E4432646



|                |                        |
|----------------|------------------------|
| Price          | \$2,499,702            |
| Bedrooms       | 5                      |
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 3,826                  |
| Acres          | 79.07                  |
| Year Built     | 2004                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 52117 Rr 213            |
| Area        | Rural Strathcona County |
| Subdivision | None                    |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8G 1B5                 |

### Amenities

|          |   |
|----------|---|
| Features | Air Conditioner, Closet Organizers, Deck, Fire Pit, Workshop, See Remarks |
|----------|---|

### 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 | Backs Onto Park/Trees, Landscaped, See Remarks |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter                             |

**Additional Information**

Date Listed            April 24th, 2025  
Days on Market      103  
Zoning                Zone 80

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