

# **\$975,000 - 470 52358 Rge Road 225, Rural Strathcona County**

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MLS® #E4460458

## **\$975,000**

3 Bedroom, 2.50 Bathroom, 1,952 sqft

Rural on 2.00 Acres

Lorrelind Estates, Rural Strathcona County, AB

Welcome to Lorrelind Estates! Just 5 mins east of Sherwood Park, this 2006 ICF(Concrete)-built bungalow offers 1,952 sq ft of quality living on 2 acres. Featuring 3 bedrooms, 2.5 baths & a 3-car attached garage, this home blends country space with city convenience. The open layout boasts vaulted ceilings, hand-scraped walnut hardwood, quartz countertops & a cozy corner wood fireplace. Recent updates include new shingles & eavestroughs. Built with lasting quality and designed for easy living, this acreage is connected to full city water and sewer services – a rare find for country properties! The basement has a separate entrance for future development. With schools nearby and quick access to Sherwood Park, this acreage is ideal for families seeking space, comfort & a great location.

Built in 2006

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4460458  |
| Price     | \$975,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,952                  |
| Acres          | 2.00                   |
| Year Built     | 2006                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 470 52358 Rge Road 225  |
| Area        | Rural Strathcona County |
| Subdivision | Lorrelind Estates       |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8C 1C7                 |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Features       | Fire Pit, Hot Tub, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 6                                                                  |

### Interior

|                   |                                        |
|-------------------|----------------------------------------|
| Interior Features | ensuite bathroom                       |
| Heating           | Forced Air-1, Geo Thermal, Natural Gas |
| Stories           | 1                                      |
| Has Basement      | Yes                                    |
| Basement          | Full, Unfinished                       |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | ICFs (Insulated Concrete Forms)                              |
| Exterior Features | Flat Site, Landscaped, Picnic Area, Schools, Shopping Nearby |
| Construction      | ICFs (Insulated Concrete Forms)                              |
| Foundation        | Insulated Concrete Form                                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 3                 |

Zoning

Zone 80

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Listing information last updated on October 4th, 2025 at 11:02pm MDT