

# **\$998,987 - 61 52510 Rge Road 213, Rural Strathcona County**

MLS® #E4442549

**\$998,987**

6 Bedroom, 3.50 Bathroom, 2,980 sqft

Rural on 3.36 Acres

Beaver Valley Estates, Rural Strathcona County, AB

Idyllic privacy meets spacious comfort & potential. This contractors dream acreage features a 6 bedroom, 4 bathroom home with great natural light throughout. The main floor boasts a spacious kitchen, gorgeous & bright dining room, large living room, main floor laundry, huge den, grand entry with curved staircase. The primary bedroom suite overlooks the pond, has a 5 pc ensuite & dual closets. 2 large secondary bedrooms & 5pc bath. The fully finished basement also has 3 large bedrooms, recroom & great storage space. The big bonus is the 24x48 attached, heated shop adjacent to the attached 24x24 garage! Plus the 40x60 energized shed! Most of the major updates are done: since 2021- shingles, boiler, 3 stage septic system, upgraded to 200 amp service (trenched to house), basement, dishwasher & wall oven. All that is left is some minor esthetics such as paint & flooring to personalize it and this home is a dream! 3.36 gorgeous acres to play with and enjoy plus close to Ardrossan, only 15 mins to Sherwood Park.

Built in 1999

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4442549               |
| Price          | \$998,987              |
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,980                  |
| Acres          | 3.36                   |
| Year Built     | 1999                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 61 52510 Rge Road 213   |
| Area        | Rural Strathcona County |
| Subdivision | Beaver Valley Estates   |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8E 2G6                 |

### **Amenities**

|          |   |
|----------|---|
| Features | Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Tankless, No Smoking Home, R.V. Storage |
|----------|---|

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                                  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Environmental Reserve, Fruit Trees/Shrubs, Lake View |
| Construction      | Wood   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 14th, 2025  
Days on Market                50  
Zoning                              Zone 80

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Listing information last updated on August 3rd, 2025 at 5:17pm MDT