

# \$1,750,000 - 194, 52319 Range Road 231 Range, Rural Strathcona County

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MLS® #A2155657

**\$1,750,000**

4 Bedroom, 4.00 Bathroom, 2,500 sqft  
Residential on 3.46 Acres

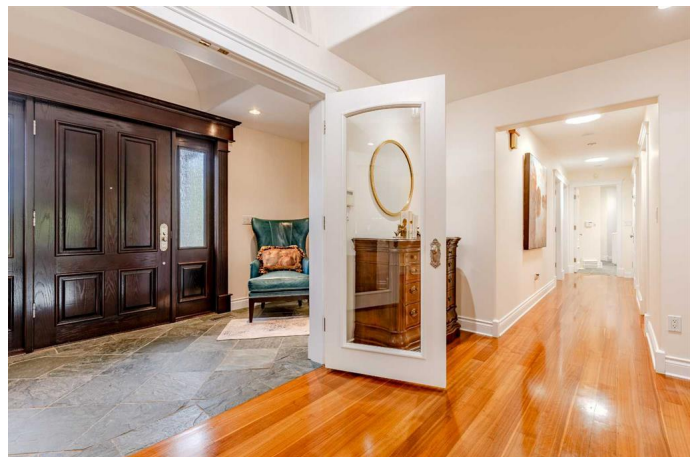
Executive Estates, Rural Strathcona County,  
Alberta

Your private palace has arrived! Welcome to executive estates, located on pavement and mins to Sherwood park. The quality of this beautiful home will stun you. The large entry leads into the open concept living, dining and kitchen on the main floor with gleaming hardwood, beautiful natural light and views of the manicured yard and waterfall. The kitchen is spacious and luxury embodied, with the stone countertops, matching backsplash and high end appliances. The master bedroom with ensuite and walk in closet are fit for royalty. The fully finished walkout basement that boasts entertaining room, bar, library/den, exercise room, another bedroom and an office, all with slate flooring and timeless elegance. The bathrooms will make you feel like you are in a French chateau. This home needs to be seen to to be believed. Your royal estate awaits!

Built in 1992

## Essential Information

MLS® #	A2155657
Price	\$1,750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,500
Acres	3.46
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	194, 52319 Range Road 231 Range
Subdivision	Executive Estates
City	Rural Strathcona County
County	Strathcona County
Province	Alberta
Postal Code	T8A1A8

### Amenities

Parking Spaces	6
Parking	Asphalt, Electric Gate, Heated Garage, Insulated, Oversized, See Remarks, Triple Garage Attached, Triple Garage Detached, Workshop in Garage
# of Garages	6

### Interior

Interior Features	Open Floorplan, Bar, Bookcases, Closet Organizers, Stone Counters, Double Vanity, High Ceilings, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Recessed Lighting, Wet Bar, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Central Air Conditioner, Dryer, Gas Range, Microwave, Washer
Heating	Forced Air, Boiler, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Living Room, Master Bedroom, Stone, Marble
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

### Exterior

Exterior Features	Barbecue
Lot Description	Backs on to Park/Green Space, Lawn, Environmental Reserve, Fruit Trees/Shrub(s), Lake, Landscaped, Rectangular Lot, Waterfall
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 6th, 2024
Days on Market	401
Zoning	CR

**Listing Details**

Listing Office	Digger Real Estate Inc.
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