

\$779,500 - 241 52521 Rge Road 222, Rural Strathcona County

MLS® #E4431306

\$779,500

5 Bedroom, 2.50 Bathroom, 1,320 sqft
Rural on 4.94 Acres

Greenbrae, Rural Strathcona County, AB

Welcome to this absolutely stunning acreage in the heart of Ardrossan. This 1,320 sq. ft. bi-level home on a fenced and cross-fenced 4.94 acres, located in Greenbrae, is a must-see. Featuring 5 bedrooms and 2.5 bathrooms, this home has been updated throughout the years. Upgrades include a metal roof, septic tanks replaced 4 years ago, a new hot water tank in 2024, air conditioning, and several updated windows. The open-concept kitchen boasts a large island and custom-built pull-out shelving in the pantry. There are 3 bedrooms upstairs along with a 4-piece bathroom. The primary suite includes a walk-in closet and a 2-piece ensuite. The fully finished basement offers an additional 2 bedrooms and a 4-piece bathroom. The attached garage has been converted into an in-law suite but can easily be converted back into a double attached garage. Enjoy tons of privacy while being just minutes from Wye Road, the ever-expanding community of Ardrossan, and with quick access to Highway 16.

Built in 1979

Essential Information

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Price	\$779,500
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,320
Acres	4.94
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	241 52521 Rge Road 222
Area	Rural Strathcona County
Subdivision	Greenbrae
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2G2

Amenities

Features	Air Conditioner, Deck, See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Landscaped, Private Setting, Schools, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed April 17th, 2025
Days on Market 3
Zoning Zone 80

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