

Courtesy Of Dave Tarrant Of Century 21 Leading

# **\$1,258,800 - 53153 Rge Road 213, Rural Strathcona County**

MLS® #E4429242

**\$1,258,800**

4 Bedroom, 3.00 Bathroom, 1,400 sqft

Rural on 38.50 Acres

None, Rural Strathcona County, AB

Equestrian dream property!! Close to everything the greater Edmonton area has to offer yet private and peaceful with SO much to offer. Start with the land..38.5 acres of slightly rolling topography, open and scenic. The home is nicely updated with an awesome main bedroom suite, newer flooring, fixtures, shingles, windows & doors. 4 bedrooms (2 with ensuites), a huge kitchen and dining room with direct access to the covered deck. The arena is heated 70x170 ft beauty that will thrill the riding enthusiasts. Care for the horses is a pleasure in the 30x60 barn with 9 box stalls, 2 grooming stalls & tack room complete with lockers. The 90x200 outdoor riding arena has an announcers booth, concession house compliments the other out buildings. Storage here is ample with a new 40x64 x23H coverall, livestock shelters and a coverall style 20x40 garage. The fencing is mostly electro braid type and the watering bowls have been replaced recently. Too much to describe and to truly understand it must be viewed.

Built in 1989

## **Essential Information**

MLS® # E4429242

Price \$1,258,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,400                  |
| Acres          | 38.50                  |
| Year Built     | 1989                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 53153 Rge Road 213      |
| Area        | Rural Strathcona County |
| Subdivision | None                    |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8G 2C3                 |

### Amenities

|          |                         |
|----------|-------------------------|
| Features | Deck, Fire Pit, Hot Tub |
|----------|-------------------------|

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | ensuite bathroom         |
| Heating           | Hot Water, Natural Gas   |
| Fireplace         | Yes                      |
| Stories           | 3                        |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood                                  |
| Exterior Features | Cross Fenced, Fenced, Private Setting |
| Construction      | Wood                                  |
| Foundation        | Concrete Perimeter                    |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 4th, 2025 |
|-------------|-----------------|

Days on Market 18

Zoning Zone 80

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