

# \$899,999 - 134 52552 Range Road 224, Rural Strathcona County

MLS® #E4431808

**\$899,999**

7 Bedroom, 4.00 Bathroom, 2,427 sqft  
Rural on 2.91 Acres

Sun Hill Estates, Rural Strathcona County, AB

Discover the perfect blend of space, comfort, and location in this 2,428 sq ft home nestled in Sun Hill Estates—just minutes from Sherwood Park. Set on 2.91 acres, this property features 7 bedrooms and 4 full bathrooms, including a functional layout with 4 beds/2 baths upstairs and 3 beds/2 baths downstairs. The home boasts bright, spacious living areas with large windows, skylights, a wood-burning fireplace, and a gas fireplace for year-round comfort. The fully finished basement offers a separate entrance and includes a wet bar, relaxing sauna, ideal for guests, extended family, or future suite potential. Whether you're looking for room to grow, entertain, or simply enjoy a quiet lifestyle close to city amenities, this home has it all.



Built in 1976

## Essential Information

MLS® #	E4431808
Price	\$899,999
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,427
Acres	2.91

Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	134 52552 Range Road 224
Area	Rural Strathcona County
Subdivision	Sun Hill Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4R7

### Amenities

Features	Carbon Monoxide Detectors, Deck, Detectors Smoke, Sauna; Swirlpool; Steam, Skylight, Wet Bar, 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	Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 19th, 2025
Days on Market	2
Zoning	Zone 80

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