

# **\$2,999,900 - 59 52105 Rge Road 225, Rural Strathcona County**

MLS® #E4444737

**\$2,999,900**

4 Bedroom, 4.00 Bathroom, 3,930 sqft

Rural on 3.78 Acres

Estates At Crimson Leaf, Rural Strathcona County, AB

~ AWARD WINNING NEW ENGLAND FAIRFIELD FEDERAL STYLE HOME on 3.78 ACRES ~ LOCATED in the ESTATES AT CRIMSON LEAF, JUST MINUTES FROM SHERWOOD PARK ~ TRIPLE ATTACHED GARAGE ~ FULLY FINISHED WALK-OUT BASEMENT ~ This amazing one of a kind property was custom built with tons of amazing features including: 17,000 gallon Cistern which is fed by a municipal water system ~ GEO THERMAL Heating & Cooling System with 2 forced air units, in-floor heating in basement & garage plus a back up electric hot water tank ~ Double thick walled construction 12" vs 6" ~ TRIPLE PANE WINDOWS ~ POLISHED CONCRETE FLOOR IN BASEMENT ~ Huge Shop Located Under the Triple Attached Garage ~ Barnwood Island Kitchen Countertop ~ ICF FOUNDATION ~ Community Sewer System with Holding Tank ~ TONS OF HARDWOOD FLOORING ~ Custom Landscaping ~ LOCATED ON A QUIET CUL-DE-SAC ~ Marie Antonette Guillotine Fireplace ~ GYM in basement ~ There is also a bright Conservatory in the Basement for those music lovers ~ GORGEOUS OUTDOOR FIREPLACE and much more.



Built in 2014

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4444737               |
| Price          | \$2,999,900            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 3,930                  |
| Acres          | 3.78                   |
| Year Built     | 2014                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 59 52105 Rge Road 225   |
| Area        | Rural Strathcona County |
| Subdivision | Estates At Crimson Leaf |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8C 1C2                 |

## Amenities

|          |  |
|----------|--|
| Features | Bar, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Electric, Insulation-Upgraded, No Smoking Home, Parking-Extra, Sprinkler Sys-Underground, Vinyl Windows, Walkout Basement, Workshop, Exterior Walls 2"x12", HRV System |
|----------|--|

## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Geo Thermal |
| Fireplace         | Yes                       |
| Stories           | 4                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through Road, Schools, Shopping Nearby, Street Lighting |
| Construction      | Wood  |
| Foundation        | Insulated Concrete Form   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 80         |

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Listing information last updated on July 1st, 2025 at 7:48pm MDT