

\$1,707,000 - 278 52422 Rge Road 224, Rural Strathcona County

MLS® #E4436104

\$1,707,000

5 Bedroom, 4.00 Bathroom, 3,727 sqft

Rural on 2.03 Acres

Boag Lake Estates, Rural Strathcona County, AB

SPECTACULAR ACREAGE IN BOAG LAKE ESTATES!!! Less than 5 minutes to Sherwood Park. Architecturally designed by Habitat Studios. Situated at the end of a cul-de-sac on 2 acres. Secluded & private with trees, beautiful landscaping including over 90 TONS of KOOTNEY MOUNTAIN ROCK! This beautiful one of a kind home offers a "Canmore feel" with the modern technology of Crestron Home Automation System, 2 Geothermal furnaces, 17 zone irrigation system & more! Massive open floor plan with vaulted ceiling. Huge living room, gorgeous stone fireplace & large dining area. Chef's DREAM KITCHEN with beautiful cabinetry, high end appliances, eating bar plus kitchen nook. Total of 5 bedrooms with closet organizers, 5 bathrooms & 2 offices. Gorgeous ensuite in Primary Bedroom plus a lovely balcony! HUGE DECK to enjoy! Fire pit area, shed and adjacent conservation easement. Municipal city & water (trickle system). TRIPLE ATTACHED GARAGE and 5700 square feet of stamped concrete driveway! You really CAN have it all!!

Built in 2007

Essential Information



MLS® #	E4436104
Price	\$1,707,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	3,727
Acres	2.03
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	278 52422 Rge Road 224
Area	Rural Strathcona County
Subdivision	Boag Lake Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 6N1

Amenities

Features	Deck, Fire Pit, Sunroom, Walkout Basement
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Geo Thermal
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 12th, 2025
Days on Market	44
Zoning	Zone 80

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Listing information last updated on June 25th, 2025 at 2:17am MDT