

# **\$1,099,000 - 133 53017 Rge Road 223, Rural Strathcona County**

MLS® #E4437597

**\$1,099,000**

5 Bedroom, 4.00 Bathroom, 2,018 sqft

Rural on 0.59 Acres

Habitat Acres, Rural Strathcona County, AB

Welcome Home in Habitat Acres! This gorgeous property is only 4 MINUTES FROM THE PARK! Boasting over 4100sqft of living space this custom built WALK OUT bungalow has 5 generous sized bedrooms, 5 bathrooms, soundproofed media room & 2 spacious & sunny, south facing family rooms overlook the natural reserve & wetland habitat. Beautiful kitchen will impress you! Main floor laundry, ICF foundation & walls, 9' ceilings on main floor & basement, triple pane windows & heated floors. Widened halls & doorways, optional independent living suite in the walk out basement with enormous 2nd pantry & mobility lift elevator. Triple, oversized attached garage w/heated floors. Enjoy the convenience of MUNICIPAL WATER & COMMUNITY SEPTIC on an easily maintained 0.59 acres, surrounded by an additional 40 acres of natural wetlands there for your recreational pleasure. Walk nature trails, skate, play hockey or kayak on one of the ponds! This home offers something for your growing family at every age and stage of life!

Built in 2007

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4437597               |
| Price          | \$1,099,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 2,018                  |
| Acres          | 0.59                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 133 53017 Rge Road 223  |
| Area        | Rural Strathcona County |
| Subdivision | Habitat Acres           |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8E 2M3                 |

### Amenities

|          |   |
|----------|---|
| Features | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Fire Pit, Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, Walkout Basement, Wet Bar, Green Building, Barrier Free Home, HRV System |
|----------|---|

### Interior

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

### Exterior

|          |                                 |
|----------|---------------------------------|
| Exterior | ICFs (Insulated Concrete Forms) |
|----------|---------------------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Fruit Trees/Shrubs, Hillside, Low Maintenance Landscape, Not Fenced, Park/Reserve, Picnic Area, Private Setting, Recreation Use, Rolling Land, Sloping Lot, Vegetable Garden, Private Park Access |
| Construction      | ICFs (Insulated Concrete Forms)   |
| Foundation        | Insulated Concrete Form   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 35             |
| Zoning         | Zone 80        |
| Condo Fee      | \$155          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 24th, 2025 at 10:18am MDT