

# **\$1,299,900 - 385 52422 Rge Road 224, Rural Strathcona County**

MLS® #E4450607

**\$1,299,900**

5 Bedroom, 3.00 Bathroom, 1,852 sqft

Rural on 2.00 Acres

Boag Lake Estates, Rural Strathcona County, AB

Nestled on 2 acres in the prestigious Boag Lake area, this custom-built bungalow is a masterpiece of style and comfort. Boasting an open floor plan with tile and hardwood flooring, the home features a stunning gourmet kitchen with granite counters, a large island, stainless steel appliances, and ceiling-height cabinetry. The bright great room, with its gas fireplace and expansive windows, offers a warm and inviting space. The spacious master suite includes a luxurious ensuite with a large shower and a walk-in closet, while a second bedroom and main floor laundry add to the convenience. The fully finished basement impresses with a family room, wet bar, workout area, and three additional bedrooms, all with walk-in closets. Step outside to enjoy the large covered deck, fenced and landscaped yard, and heated oversized triple garage. Located in a cul-de-sac just 2 miles from town, this home offers city-style services and high-speed internet.

Built in 2016

## **Essential Information**

MLS® # E4450607

Price \$1,299,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,852                  |
| Acres          | 2.00                   |
| Year Built     | 2016                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 385 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       | Air Conditioner, Deck |
| Parking Spaces | 10                    |

### Interior

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

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood                           |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped |
| Construction      | Wood                           |
| Foundation        | Concrete Perimeter             |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 31st, 2025 |
|-------------|-----------------|

Days on Market 31

Zoning Zone 80

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 August 31st, 2025 at 12:02pm MDT