

\$550,000 - 278 52307 Rge Road 213, Rural Strathcona County

MLS® #E4425382

\$550,000

3 Bedroom, 2.50 Bathroom, 1,195 sqft
Rural on 3.16 Acres

Farrell Properties, Rural Strathcona County,
AB

AFFORDABLE ACREAGE LIFE, and WITH A SHOP! This is your chance to own 3.16 Acres of Quiet Living in Strathcona Countyâ€™s â€™Farrell Propertiesâ€™, just north of Wye Road on Rge Road 213, near Uncas Elementary, Farmers Market, Convenient Store, 12 minute drive to Sherwood Park & 16 minute to the heart of Elk Island Park. At approx. 1200 sqft, this Bungalow home has 3 Bedrooms & 1.5 Bath on the main floor. West facing Living Room with newer bay window. Basement with 2 Large Living Spaces, Wood Burning Stove, Den, 4 pce Bath, and great amount of storage. HEATED SHOP is 40â€™™ Deep by 28â€™™ Wide, 220 Power, LED Lighting, Insulated, and fully Drywalled. OTHER FEATURES INCLUDE: Hot Water Tank 2025, Furnace (2010), Septic Tank and Field (2009 & 2016), Roof on House (2007) & Garage/Shop (2010), Drilled Well with City Water to the subdivision (must pay for connection to house), Pond and lots of great flat land for small animals or garden area, & mature trees. 2 Moveable Storage Sheds, Pergola, & 2 Bar Fridges also included.

Built in 1977

Essential Information



MLS® #	E4425382
Price	\$550,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,195
Acres	3.16
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	278 52307 Rge Road 213
Area	Rural Strathcona County
Subdivision	Farrell Properties
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 1C1

Amenities

Features	Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
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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, No Through Road, Schools, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed March 13th, 2025

Days on Market 1

Zoning Zone 80

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Listing information last updated on March 14th, 2025 at 10:32am MDT