

# **\$2,750,000 - 59 52105 Rge Road 225, Rural Strathcona County**

MLS® #E4444737

**\$2,750,000**

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	\$2,750,000
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
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## 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	52
Zoning	Zone 80

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