

# **\$649,000 - 253 52152 Rge Road 225, Rural Strathcona County**

MLS® #E4457572

**\$649,000**

5 Bedroom, 3.00 Bathroom, 1,505 sqft  
Rural on 3.01 Acres

Greenwood Estates (Strathcona), Rural  
Strathcona County, AB

HILLSIDE BUNGALOW ON 3 PRIVATE ACRES OF LUSH GREEN TREES in a spectacular location just 6 MIN OUTSIDE SHERWOOD PARK! Welcome to the established community of Greenwood Estates, where you can enjoy all the benefits of quiet country living just minutes away from all amenities. Nestled in the trees, this SPRAWLING FAMILY HOME offers 2,600+ FINISHED SQ FT on 2 levels with 5 bedrooms, 2 full & 2 half baths, a WALK-OUT BASEMENT with huge rec room, and an oversized heated double garage. Continue with cosmetic updates to truly make this home your own as several key upgrades have been completed in recent years incl: Newer pressure tank, S/S appliances, upstairs carpet & paint, laminate floors, side porch & a new shower surround in the basement. Or build your dream home with multiple building sites on the property to choose from. Don't miss this rare opportunity to own a peaceful treed acreage minutes from town!

Built in 1974

## **Essential Information**

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Price	\$649,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,505
Acres	3.01
Year Built	1974
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	253 52152 Rge Road 225
Area	Rural Strathcona County
Subdivision	Greenwood Estates (Strathcona)
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1C6

### Amenities

Features	Air Conditioner, Deck, Patio, R.V. Storage, Walkout Basement
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, Hillside, Landscaped, Playground Nearby, Shopping Nearby, Stream/Pond, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed September 12th, 2025

Days on Market 5

Zoning Zone 80

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