



## 52145 RGE RD 225 62 Rural Strathcona County AB

\$574,975

Location, Location and Location! Privacy, Peace, Proximity! Your opportunity is here, only 5 minutes SE of Sherwood Park off of the Whitemud Extender, and just a few mins across Hwy 21 from the large off leash dog park! 5 acres of gorgeous trees in an incredibly private setting!! Older 1972 Family Bungalow that's 1380 square feet with 3 bedrooms and 1.5 bathrooms up, main floor laundry, large kitchen, large living room, plus a basement family room with nice wood stove, recreation room and a fourth bedroom or office. This home has a 255 square foot sunroom that can be used in 3 seasons. A nice 14 foot breezeway connects the house and the oversized double garage that is 26 feet deep. Concrete driveway. Zoned Low Density Country Residential - RCL. Livestock is permitted at 10 Livestock Units/0.5 acres, so therefore up to 5 cattle or horses would be allowed - confirm with County. Is this the acreage opportunity that you've been waiting for?!

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

dtchir@maxwellrealty.ca  
<https://www.toptchirrealstate.com>

**RE/MAX ELITE**

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304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
jmattie@telusplanet.net