



## 169 52147 RGE RD 231 Rural Strathcona County AB

\$1,500,000

You'll find this wonderful 3982 sqft 2-storey & 1500 sqft shop plus indoor RV storage on a 2 acre setting in Waterton Estates. The home features city water, a huge living room with 19' ceilings and gas fireplace, formal dining room, main floor den, 2 A/C units, fully finished basement with in-floor heat and a wood burning fireplace, aggregate and asphalt driveway and a heated triple attached garage. The kitchen has maple cabinets, granite counters, breakfast bar on one of the islands and a corner pantry. Upstairs, you'll find 4 bedrooms including a huge primary with large walk-in closet and 5 piece ensuite with 2 sinks, bubble tub & walk-in shower. The 32 x 48 shop has a boiler with under slab heating, 100 amp service and a 15x32 RV bay. There's also an 8000 gallon fresh water cistern that feeds the shop and underground sprinklers in the fully landscaped yard. And, the home has a private location backing onto the Deermound Dog Park. \*Some photos are virtually staged or renovated\*

Listing Presented By:



Originally Listed by:  
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