

# \$715,000 - 14 52331 Rge Road 225, Rural Strathcona County

MLS® #E4424162

**\$715,000**

3 Bedroom, 2.00 Bathroom, 1,187 sqft  
Rural on 3.00 Acres

Poplar Lake Estates, Rural Strathcona County,  
AB

Location, pavement and only 5 minutes to Sherwood Park!! This is the perfect acreage to enjoy country life within minutes to schools, shopping and the city. This fully finished beauty has over 1885 sq ft of total living space on 3 acres that is fully fenced for the kids & your 4 legged friends. The kitchen has been updated with quartz counter tops, paint & new light fixtures(2024) Lots of cupboards & counter space for family gatherings with the open concept kitchen & the sunken living room which is a great size. Plenty of large windows for natural light & a deck off the back to enjoy bbq's & relaxing. The main floor bath also has quartz counter tops & a jacuzzi tub to relax after a long day!! The basement is fully finished with a family/rec room, another bedroom, full bath & laundry. The attached double garage is fully finished with heat, 220 power & a floor drain. There is a second garage/workshop. Enjoy numerous walking trails on the property & plenty of space to park your RV & toys ! Welcome home.

Built in 1973

## Essential Information

MLS® #                    E4424162



Price	\$715,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,187
Acres	3.00
Year Built	1973
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	14 52331 Rge Road 225
Area	Rural Strathcona County
Subdivision	Poplar Lake Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1C8

### **Amenities**

Features	Dog Run-Fenced In, No Smoking Home, Vinyl Windows, Workshop
----------	---

### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, Private Setting, Schools, Shopping Nearby, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 5th, 2025
-------------	-----------------

Days on Market 31

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 8:47am MDT