

# \$2,000,000 - 194, 52319 Range Road 231 Range, Rural Strathcona County

---

MLS® #A2155657

**\$2,000,000**

4 Bedroom, 4.00 Bathroom, 2,500 sqft  
Residential on 3.46 Acres

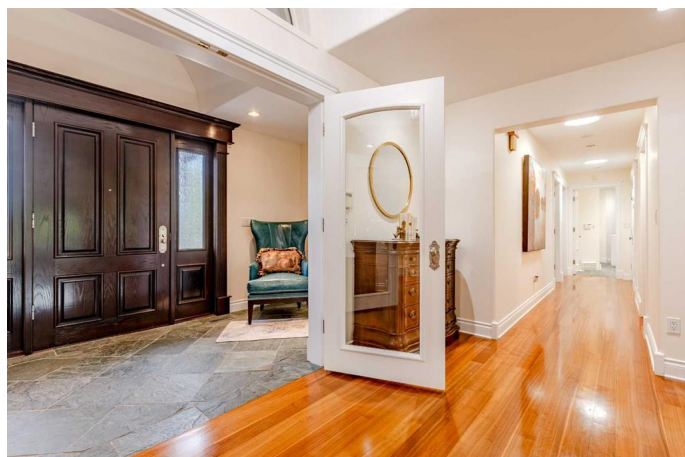
Executive Estates, Rural Strathcona County,  
Alberta

Your private palace has arrived! Welcome to executive estates, located on pavement and mins to Sherwood park. The quality of this beautiful home will stun you. The large entry leads into the open concept living, dining and kitchen on the main floor with gleaming hardwood, beautiful natural light and views of the manicured yard and waterfall. The kitchen is spacious and luxury embodied, with the stone countertops, matching backsplash and high end appliances. The master bedroom with ensuite and walk in closet are fit for royalty. The fully finished walkout basement that boasts entertaining room, bar, library/den, exercise room, another bedroom and an office, all with slate flooring and timeless elegance. The bathrooms will make you feel like you are in a French chateau. This home needs to be seen to to be believed. Your royal estate awaits!

Built in 1992

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2155657    |
| Price      | \$2,000,000 |
| Bedrooms   | 4           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |



|                |                                  |
|----------------|----------------------------------|
| Half Baths     | 1                                |
| Square Footage | 2,500                            |
| Acres          | 3.46                             |
| Year Built     | 1992                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 194, 52319 Range Road 231 Range |
| Subdivision | Executive Estates               |
| City        | Rural Strathcona County         |
| County      | Strathcona County               |
| Province    | Alberta                         |
| Postal Code | T8A1A8                          |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Asphalt, Electric Gate, Heated Garage, Insulated, Oversized, See Remarks, Triple Garage Attached, Triple Garage Detached, Workshop in Garage |
| # of Garages   | 6  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Bookcases, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer  |
| Heating           | Boiler, In Floor, Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 3   |
| Fireplaces        | Basement, Gas, Living Room, Marble, Master Bedroom, Stone   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Barbecue  |
| Lot Description   | Backs on to Park/Green Space, Environmental Reserve, Fruit Trees/Shrub(s), Lake, Lawn, Landscaped, Rectangular Lot, Waterfall |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Concrete, Stucco, Wood Frame   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2024 |
| Days on Market | 380              |
| Zoning         | CR               |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Digger Real Estate Inc. |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.