

Courtesy Of Cory Brown Of Real Broker

# **\$649,999 - 181 52306 Rge Road 212, Rural Strathcona County**

MLS® #E4447519

**\$649,999**

3 Bedroom, 3.00 Bathroom, 1,324 sqft

Rural on 2.92 Acres

Antler Meadows, Rural Strathcona County, AB

This beautifully updated acreage offers just under 3 acres of private, country living with the convenience of being close to the city and the added bonus of city water, so there's no need to worry about hauling your own. Over \$70K in recent upgrades featuring 2 fully renovated bathrooms, a new water pump, HWT, A/C, and replacement of all Poly B piping. Inside, the home features 3 spacious bedrooms, gorgeous hardwood floors, and a bright, open layout. Step out onto the back deck and enjoy the HUGE yard feel free to hobby farm or simply relax outdoors. A new orchard has also been added, with fruit trees/bushes as well as a garden. The property is perfect for those who need space and functionality, plenty of room for RVs, quads, and outdoor toys. It also boasts an oversized garage(Heated), multiple sheds, and 30-amp power to the outbuilding, making it ideal for hobbyists or additional storage. This acreage has pride of ownership, and it shows. Don't miss your chance to own this fantastic piece of land!



Built in 1993

## **Essential Information**

MLS® #

E4447519

Price	\$649,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,324
Acres	2.92
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	181 52306 Rge Road 212
Area	Rural Strathcona County
Subdivision	Antler Meadows
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 1A9

### Amenities

Features	Air Conditioner, Deck, Fire Pit, Vinyl Windows
Parking Spaces	5

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 13th, 2025  
Days on Market        2  
Zoning                    Zone 80

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Listing information last updated on July 15th, 2025 at 12:47pm MDT