

# **\$629,900 - 313 52510 Rge Road 213, Rural Strathcona County**

MLS® #E4435413

**\$629,900**

5 Bedroom, 3.50 Bathroom, 1,959 sqft

Rural on 3.09 Acres

Beaver Valley Estates, Rural Strathcona County, AB

Welcome to this Beautiful 1950sqft Bungalow nestled away in the quiet community of Beaver Valley Estates. This home offers 5 beds, 3.5 baths, large living room upon entry, cozy family room and kitchen & dining room that overlook beautifully landscaped backyard. Laundry room is perfectly located on main floor between double garage & backyard entrance. Home has large composite deck w/ access to your very own salt water hot tub! Downstairs includes bedroom w/ 3pc ensuite, large living area w/ wood stove & ample storage. The mechanical room has new furnace, HW tank & great well water w/ clean water drinking reservoir. Property is treed around perimeter w/ rolling hills, ponds equipped w/ power & assorted fruit trees. Backyard includes an aviary, barn w/ loft, side cantilever, working area & cross fenced for animals. Home has recently updated septic, new windows, doors, laundry machines & roofs on all buildings. Located near Strathcona Wilderness Center, undeveloped community land & Uncas School!

Built in 1979

## **Essential Information**

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Price	\$629,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,959
Acres	3.09
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	313 52510 Rge Road 213
Area	Rural Strathcona County
Subdivision	Beaver Valley Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 2E5

### Amenities

Features	Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Hot Tub, Hot Water Natural Gas, R.V. Storage, Natural Gas BBQ Hookup
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cross Fenced, Fenced, Fruit Trees/Shrubs, Landscaped, Schools
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 9th, 2025

Days on Market                1

Zoning                            Zone 80

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