

# \$835,000 - 53003 Rge Road 223, Rural Strathcona County

MLS® #E4434273

**\$835,000**

4 Bedroom, 2.00 Bathroom, 1,848 sqft  
Rural on 10.92 Acres

None, Rural Strathcona County, AB

Escape the ordinary and embrace almost 11 acres of endless possibilitiesâ€”not in a subdivision, offering privacy, space, and freedom! Enjoy the convenience of city water, the charm of fenced trees & a serene pond, and the perfect setting for leisure and recreation. Looking for future development potential? This corner lot boasts high exposure, making it a fantastic opportunity for business or investment! Located just 5 minutes from Baseline Road, this acreage combines country living with city access, giving you the best of both worlds. Recent upgrades include new shingles (2025), new vinyl plank flooring throughout (2024). It also comes with central air-conditioning. Your dream property awaitsâ€”seize the opportunity today! (Located immediately South of the Habitat Acres Subdivision in Ardrossan)

Built in 1961

## Essential Information

MLS® #	E4434273
Price	\$835,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,848
Acres	10.92
Year Built	1961
Type	Rural
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### Community Information

Address	53003 Rge Road 223
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2M3

### Amenities

Features	Air Conditioner
Parking Spaces	4

### Interior

Heating	Forced Air-2, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Golf Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	47
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 June 18th, 2025 at 9:18am MDT