

# \$769,900 - 13, 52145 Range Road 225, Sherwood Park

MLS® #A2261806

**\$769,900**

3 Bedroom, 2.00 Bathroom, 1,935 sqft  
Residential on 4.99 Acres

NONE, Sherwood Park, Alberta

The home you have been waiting for!  
Secluded setting for this nearly 1935 sq ft bungalow with gourmet kitchen, Magnificent MBR with panoramic views of the tranquil setting accompanied by a spa-like ensuite with heated floors, soaker tub and steam shower. Sheltered patio area provides opportunity for hot tub, BBQ, and various other options. The property has lots of potential for horses or constructing that amazing workshop you have been longing for. Check it out! You won't be disappointed.

Built in 1972

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2261806                         |
| Price          | \$769,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,935                            |
| Acres          | 4.99                             |
| Year Built     | 1972                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

## Community Information

Address 13, 52145 Range Road 225



|             |                   |
|-------------|-------------------|
| Subdivision | NONE              |
| City        | Sherwood Park     |
| County      | Strathcona County |
| Province    | Alberta           |
| Postal Code | T8C 1C4           |

### Amenities

|           |                     |
|-----------|---------------------|
| Utilities | Cable Not Available |
| Parking   | Off Street          |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vinyl Windows                                                                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Double Oven, Dryer, Freezer, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater |
| Heating           | Fireplace(s), Forced Air                                                                                                                                |
| Cooling           | Central Air                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                       |
| Fireplaces        | Living Room, Gas Log                                                                                                                                    |
| Basement          | None                                                                                                                                                    |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Private Yard, Dog Run                                                      |
| Lot Description   | Private, Treed, Dog Run Fenced In, Fruit Trees/Shrub(s), Pasture, Secluded |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Vinyl Siding                                                               |
| Foundation        | Poured Concrete, Wood, See Remarks                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 32                |
| Zoning         | RCL               |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) Ltd. |
|----------------|------------------------------------|

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.