

# **\$324,900 - 62 54569 Rge Road 215, Rural Strathcona County**

MLS® #E4430019

**\$324,900**

2 Bedroom, 1.00 Bathroom, 735 sqft  
Rural on 0.12 Acres

None, Rural Strathcona County, AB

INCREDIBLE BUNGLAOW ON A LARGE PRIVATE LOT WITH A DOUBLE GARAGE. WELCOME TO #62 54569 RANGE ROAD 215 IN THE QUIET COMMUNITY OF JOSEPHBURG. THIS HOME HAS 1370 SQ FT OF TOTAL LIVING SPACE, 2 BEDROOMS, 1 BATHROOM, AND A FULLY FINISHED BASEMENT. THE KITCHEN HAS STAINLESS APPLIANCES, SUBWAY TILE BACKSPLASH, BARNWOOD MOLDINGS WITH LED LIGHTING, AND UPGRADED CABINETRY. HOME HAS A SMALL DINING NOOK OFF THE KITCHEN. LIVING ROOM IS SPACIOUS WITH VINYL FLOORS AND BARN DOOR ACCESS TO PRIMARY BEDROOM. PRIMARY BEDROOM IS KING-SIZED WITH A BRICK FEATURE WALL AND VINYL FLOORS. MAIN FLOOR ALSO HAS A FULL BATH WITH CERAMIC FLOORS AND A SECOND BEDROOM. THE BASEMENT IS FINISHED WITH A GALLEY STYLE FAMILY ROOM, STORAGE AREA, LAUNDRY ROOM, AND UTILITY AREA. HOME HAS NEWER VINYL WINDOWS, NEW FURANCE (2020), UPGRADED ELECTRICAL, NEWER EXTERIOR DECKING, 2022 SHINGLES, VINYL SIDING, MUNICIPAL WATER AND SEWER. GARAGE IS 20X24. YARD IS FENCED WITH MATURE TREES AND GARDEN BOXES.



Built in 1948

## Essential Information

MLS® #	E4430019
Price	\$324,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	735
Acres	0.12
Year Built	1948
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## Community Information

Address	62 54569 Rge Road 215
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8L 4B9

## Amenities

Features	Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Vinyl Windows
----------	--

## Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby

Construction Wood  
Foundation Block

### **Additional Information**

Date Listed April 10th, 2025  
Days on Market 6  
Zoning Zone 60

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 April 16th, 2025 at 4:02pm MDT