



**GRASSROOTS**  
REALTY GROUP

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256, 52343 Range Rd 211  
Sherwood Park, Alberta

MLS # A2262111



**\$899,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,593 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Brush, Conservation, Dog Run Fenced In, Environmental Reserve, Few Trees		

Heating:	Central, ENERGY STAR Qualified Equipment, Exhaust Fan, Fireplace(s), Forced Air, Humidity Control	Water:	
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Riding Lawn mower, Snow Blower Central Vac is partially installed Rock Gardens throughout property, Pondless waterfall		

Visit REALTOR® website for additional information. New (never used) Fridge, Stove, dishwasher, California Cherry hardwood floors refinished, new furnace 1 1/2 yr, new hot water tank (Aug 2025) newer septic pump (2019), Septic tank cleaned Feb 11, 2025, new paint thru out, smart Bidet in master, All Window coverings, black outs in basement and master bedrooms, wood fireplace in basement (can be connected to furnace), Hepa UVC medical air cleaner on furnace, walk out basement, deck off kitchen to view the lake, vaulted ceilings in main (kitchen, family room), upper/lower under cabinet lighting, floor, vaulted ceilings include 2 main floor bedrooms, very private yard and patio under deck at walkout, large deck in back yard, Rock gardens through out front and back yard, Construction of the house is all 1/2-inch plywood. Temporary fencing around the back (keeps geese out, protection small dogs, small children) Snow blower, riding lawn mower, 2 sheds yard light.