

## \$849,900 - 22430 Twp Rd 520, Rural Strathcona County

MLS® #E4439301

**\$849,900**

3 Bedroom, 3.00 Bathroom, 2,008 sqft

Rural on 3.00 Acres

None, Rural Strathcona County, AB

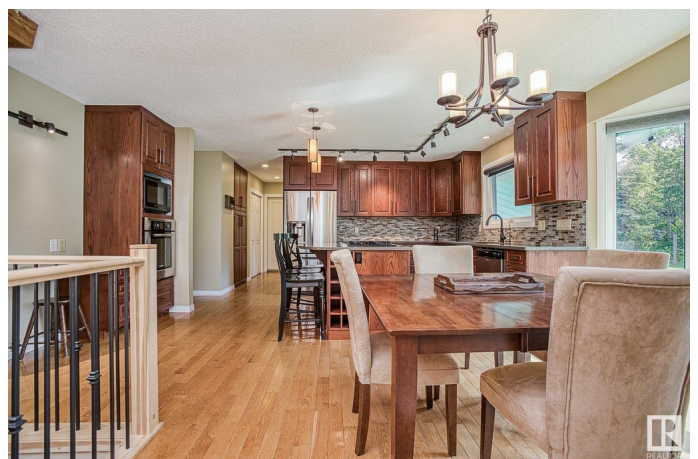
### CUSTOM DESIGNED WALKOUT

BUNGALOW on 3 Acres of sought after private & quiet, treed & cleared land, only 9 minutes from Sherwood Park. MAIN FLOOR

â€“ Open Concept with over 2000 sqft + additional heated â€œ3 Season Roomâ€•.

From the Kitchen with breakfast nook to the Living & Family Room (both with Fireplaces) youâ€™ll be wowed. Primary Bedroom with walk in closet & Huge 5 pce EN-SUITE. Main Floor Laundry. DOWNSTAIRS - 1743sqft, 2 Bedrooms with large windows, partially completed 4 pce Bathroom, Massive Family Room with Fireplace and patio doors.

Spacious Art Studio / Workshop with adjoining Den. OVERSIZED INSULATED GARAGE (29ft x 23â€™9â€•), with gas hookup & extra power. Uses Filtered Well Water & option to switch to Cistern setup, HWT (2025), 2 High Efficient Furnaces (2022 & 2011), roof, windows, kitchen, hardwood flooring, and much more were maintained/updated. Land has space for a shop or horses. Estate Sale, As-Is, Where-Is. DON'T MISS OUT!



Built in 1978

### Essential Information

MLS® # E4439301

Price \$849,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,008
Acres	3.00
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	22430 Twp Rd 520
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1E6

### Amenities

Features	Carbon Monoxide Detectors, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, Vinyl Windows, Walkout Basement, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	10

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Golf Nearby, Hillside, Landscaped, No Through Road, Private Setting, Schools, Stream/Pond, Treed Lot, Vegetable Garden,

	See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	17
Zoning	Zone 80

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Listing information last updated on June 15th, 2025 at 2:47pm MDT