

\$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

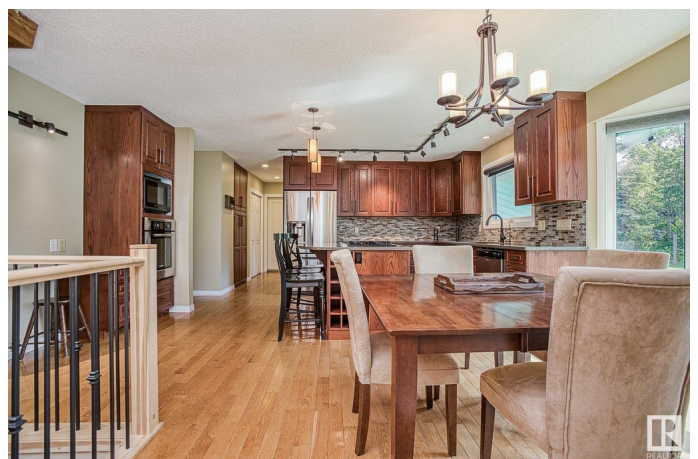
CUSTOM DESIGNED WALKOUT

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 | 18 |
| Zoning | Zone 80 |

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Listing information last updated on June 15th, 2025 at 10:02pm MDT