

# **\$929,000 - #253 22550 Twp Rd 522, Rural Strathcona County**

---

MLS® #E4440130

**\$929,000**

5 Bedroom, 3.00 Bathroom, 1,425 sqft

Rural on 3.09 Acres

Sherwood Place Phase II, Rural Strathcona County, AB

Charming Acreage Minutes away from Sherwood Park â€“ Fully Renovated Bi-Level Home with 1200 SQF (30â€™x40â€™) Heated Shop with 6â€™ concrete slab flooring designed for heavy equipment, in-floor hoist, 12â€™ ceilings, and a 16â€™ x 11â€™ overhead door ! This beautifully home offers over 2,600 sq. ft. of living space, FULLY FINISHED BASEMENT and sits on a picturesque 3.09-acre lot. The 5 BEDROOMS 3 BATHROOM home has been fully updated with no expense spared. The gently rolling, sparsely treed landscape is ideal for easy maintenance, outdoor enjoyment, and even hobby farming. Home has received many upgrades over the recent years including NEW PLUMBING, SHINGLES, SIDING, FLOORING, STAINLESS STEEL APPLIANCES , KITCHEN, WINDOWS, SEPTIC SYSTEM(\$60K VALUE), HW TANK, DUCT & FURNANCE, Also NEW 3000 GALLON CISTERN. Double attached garage for extra parking and workspace. This move-in-ready property combines the tranquility of country living with the convenience of being close to town. Nothing left to do but move in and enjoy!

Built in 1977



## Essential Information

MLS® #	E4440130
Price	\$929,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,425
Acres	3.09
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

## Community Information

Address	#253 22550 Twp Rd 522
Area	Rural Strathcona County
Subdivision	Sherwood Place Phase II
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8B 1G8

## Amenities

Features	Closet Organizers, Deck, No Animal Home, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, R.V. Storage, Vinyl Windows
Parking Spaces	100

## Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood
----------	------

Exterior Features	Corner Lot, Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	35
Zoning	Zone 80

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 July 8th, 2025 at 5:47pm MDT