

# **\$950,000 - 38 22430 Twp Rd 520, Rural Strathcona County**

MLS® #E4439301

**\$950,000**

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. This **ESTATE SALE** is a rare opportunity for country living where a little extra money will go a long way.

**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. **GARAGE IS HUGE** (29ft x 23â€™™9â€•) insulated, Gas Furnace (as is), & extra power. **IMPORTANT THINGS:** Uses Well Water & Cistern optional, Septic is original. HWT (2025), 2 furnaces (2022 & 2011), roof, windows, kitchen, hardwood flooring, and much more were maintained/updated â€“ **NO WARRANTIES & As-Is, Where-Is. DON'T MISS OUT!**

Built in 1978

## **Essential Information**



MLS® #	E4439301
Price	\$950,000
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	38 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
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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	3
Zoning	Zone 80

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Listing information last updated on June 1st, 2025 at 8:17am MDT