

# **\$574,702 - 22371 Twp Road 512, Rural Strathcona County**

MLS® #E4434038

**\$574,702**

3 Bedroom, 2.00 Bathroom, 1,390 sqft

Rural on 9.12 Acres

None, Rural Strathcona County, AB

WHY BUY ONE HOUSE WHEN YOU CAN GET 2 HOUSES.....PERFECT 9 ACRES/AMAZING SPRUCE TREES!....ONLY 10 MIN TO SHERWOOD PARK!...SOLID NELSON CUSTOM BUILT HOME!.....OUT OF A SUBDIVISION.....~!WELCOME HOME!~

Lots of living space in this 3 level split custom home! THEY DON'T BUILD THEM LIKE THEY USED TOO... Amazing, working kitchen with tons of counter space and peninsula island. Great size dining area and adjacent living room, for all those great entertaining moments! The finished lower level boasts a cozy family room, large enough for more than one living zone. Up has 3 bedrooms and full bathroom...And there is more...another house.. this ones a time capsule, sold "as-is" was used as a craft shop... needs TLC.! Even has the original parquet hardwood floors! This home is ready and waiting for you to make it your own! THE BARN IS GOOD FOR PHOTOS, but sold "as-is"

Built in 1976

## **Essential Information**

MLS® # E4434038

Price \$574,702

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,390
Acres	9.12
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	22371 Twp Road 512
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1H2

### **Amenities**

Features	See Remarks
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### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	4
Zoning	Zone 80

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Listing information last updated on May 6th, 2025 at 1:02am MDT