

# **\$899,000 - 314 22550 Twp Road 522, Rural Strathcona County**

MLS® #E4438880

**\$899,000**

5 Bedroom, 5.50 Bathroom, 2,358 sqft

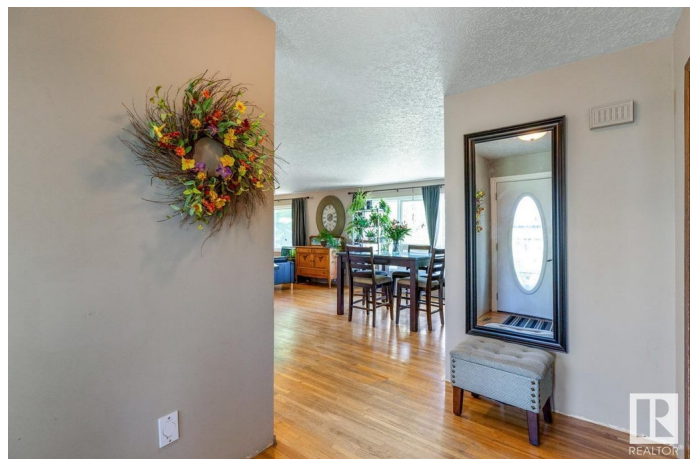
Rural on 3.66 Acres

Sherwood Place Phase II, Rural Strathcona County, AB

Room for the whole family & just minutes to Sherwood Park, in Sherwood Place! This 4-acre property features a spacious 3+2 bedroom bungalow with a LEGAL WALKOUT GARDEN SUITE. The main home offers a large country kitchen, dining area and living room. A cozy family room with wood-burning fireplace leads to 3 bedrooms (den), Primary with 2pc ensuite. The fully finished basement adds 2 bedrooms, 3pc bath, a large rec room and ample storage. The attached legal garden suite includes 1+1 bedrooms, gas F/P, gourmet kitchen, S/S appliances, private south-facing deck and fully finished walkout basement, ideal for extended family or rental income. Outdoors, enjoy a fenced area for horses, small barn, 22x24 attached garage, and 26x30 heated detached garage. This rare property blends peaceful rural living with quick access to amenities, offering space, versatility, and investment potential. Close to all transportation corridors, minutes to Sherwood Park. ROOF 2021, Pressure Tank 2024 & Septic Tank 2010.

Built in 1978

## **Essential Information**



MLS® #	E4438880
Price	\$899,000
Bedrooms	5
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	2,358
Acres	3.66
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	314 22550 Twp Road 522
Area	Rural Strathcona County
Subdivision	Sherwood Place Phase II
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1G8

### **Amenities**

Features	Air Conditioner, Deck, Guest Suite, See Remarks
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Landscaped, Private Setting, Schools, Shopping Nearby, See Remarks
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 28th, 2025

Days on Market                19

Zoning                            Zone 80

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Listing information last updated on June 16th, 2025 at 12:47pm MDT