

# **\$899,900 - 14 22550 Twp Road 522, Rural Strathcona County**

MLS® #E4436626

**\$899,900**

4 Bedroom, 3.50 Bathroom, 2,423 sqft

Rural on 2.99 Acres

Sherwood Place, Rural Strathcona County, AB

Welcome to your own PRIVATE retreat, just 2 mins from Sherwood Park, featuring a HEATED 40x50 shop, DOUBLE garage, 4 bedrooms & 3.5 baths, tucked onto 2.99 acres surrounded by trees in Sherwood Place. You are welcomed in to find a spacious entry with vinyl flooring that leads to a family sized kitchen that offers plenty of cabinets, NEW S/S appliances & island that overlooks the dining & living room with fireplace. Plenty of natural light in breakfast nook & family room.

Awesome king sized primary suite with den, WI closet & 3pc ensuite. 2 more bdrms are both generous in size, 4pc bath & guest bath complement the functional layout. Moving down to the finished basement there is a huge rec room with laminate flooring, large 4th bdrm, UPDATED 3pc bath with sauna, laundry & tons of storage. NEW light fixtures & carpet. LOVE the peace & quiet in the yard with water features, entertaining sized deck, swim spa & raised gardens. DREAM SHOP with 12' door & 220 power. Beautiful & move in ready!



Built in 1973

## **Essential Information**

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Price \$899,900

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,423
Acres	2.99
Year Built	1973
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	14 22550 Twp Road 522
Area	Rural Strathcona County
Subdivision	Sherwood Place
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1G8

### Amenities

Features	Deck, Gazebo, Hot Tub, Parking-Extra, Sauna; Swirlpool; Steam, Workshop, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped, Private Setting, Schools, Shopping Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 15th, 2025

Days on Market 10

Zoning Zone 80

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Listing information last updated on May 25th, 2025 at 12:32pm MDT