

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

MLS® #E4438880

\$899,000

5 Bedroom, 5.50 Bathroom, 2,358 sqft

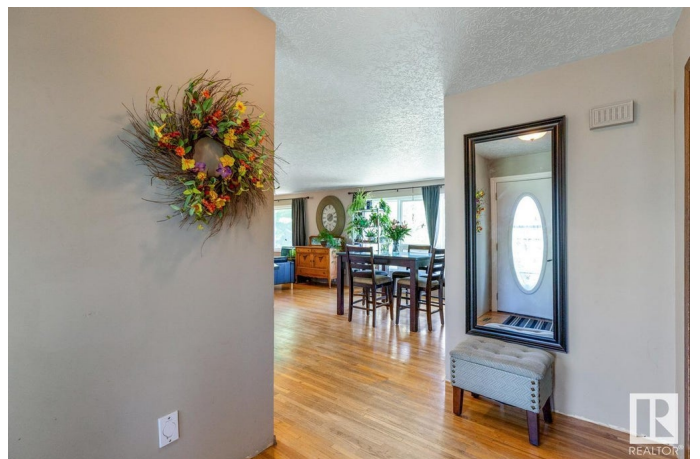
Rural on 3.66 Acres

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
----------	---

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 4

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 June 1st, 2025 at 3:47pm MDT