

\$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

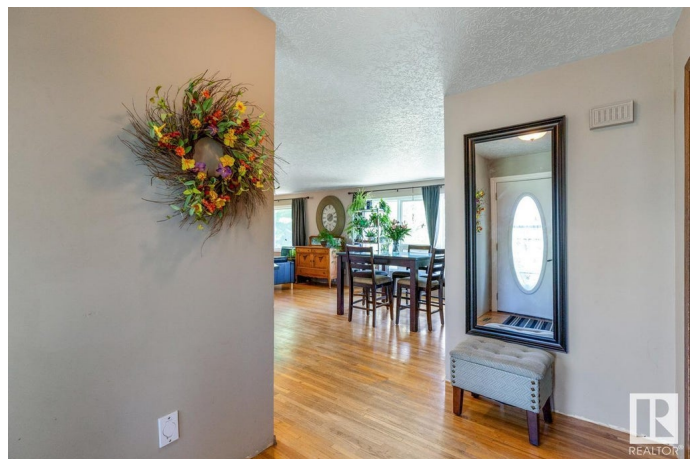
Sherwood Place Phase II, Rural Strathcona County, AB

Just minutes to Sherwood Park in desirable Sherwood Place! This 4-acre property features a well-maintained 3+2 bedroom bungalow with a LEGAL WALKOUT GARDEN SUITE. The main house offers a bright country kitchen, open dining area, and spacious living room. A cozy family room with a wood-burning fireplace leads to 3 bedrooms (or 2 + den), including a primary suite with 2-pc ensuite. Downstairs, the fully finished basement includes 2 more bedrooms, a 3-pc bath, large rec room, and ample storage. The legal suite is fully self-contained with 1+1 bedrooms, gas fireplace, gourmet kitchen with stainless appliances, private south-facing deck, and finished walkout basement—ideal for extended family or excellent rental income. Outside, enjoy a fenced horse area, small barn, 22x24 attached garage, and 26x30 heated shop. A rare blend of country living and city access with strong investment potential. ROOF (2021), Pressure Tank (2024), Septic Tank (2010).

Built in 1978

Essential Information

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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 35
Zoning Zone 80

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