

\$811,200 - 38 22430 Twp Rd 520, Rural Strathcona County

MLS® #E4439301

\$811,200

3 Bedroom, 3.00 Bathroom, 2,008 sqft

Rural on 3.00 Acres

Spruce Bend, Rural Strathcona County, AB

CUSTOM DESIGNED WALKOUT

BUNGALOW on 3 Acres of sought after private & quiet, treed & cleared land, only 9 minutes from Sherwood Park. **MAIN FLOOR** â€“ Open Concept with over 2000 sqft + additional heated â€œ3 Season Roomâ€•. From the Kitchen with breakfast nook to the Living & Family Room (both with Fireplaces) youâ€™™ll be wowed. Primary Bedroom with walk in closet & Huge 5 pce EN-SUITE. Main Floor Laundry. **DOWNSTAIRS** - 1743sqft, 2 Bedrooms with large windows, partially completed 4 pce Bathroom, Massive Family Room with Fireplace and patio doors. Spacious Art Studio / Workshop with adjoining Den. **OVERSIZED INSULATED GARAGE** (29ft x 23â€™™9â€™•), with gas hookup & extra power. Uses Filtered Well Water & option to switch to Cistern setup, HWT (2025), 2 High Efficient Furnaces (2022 & 2011), roof, windows, kitchen, hardwood flooring, and much more were maintained/updated. Land has space for a shop or horses. Estate Sale, As-Is, Where-Is. **DON'T MISS OUT!**

Built in 1978

Essential Information

MLS® #

E4439301



Price	\$811,200
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,008
Acres	3.00
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	38 22430 Twp Rd 520
Area	Rural Strathcona County
Subdivision	Spruce Bend
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1E6

Amenities

Features	Carbon Monoxide Detectors, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, Vinyl Windows, Walkout Basement, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	10

Interior

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

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Golf Nearby, Hillside, Landscaped, No Through Road,

Private Setting, Schools, Stream/Pond, Treed Lot, Vegetable Garden,
See Remarks

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed May 29th, 2025

Days on Market 42

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 July 10th, 2025 at 2:32pm MDT