

# **\$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

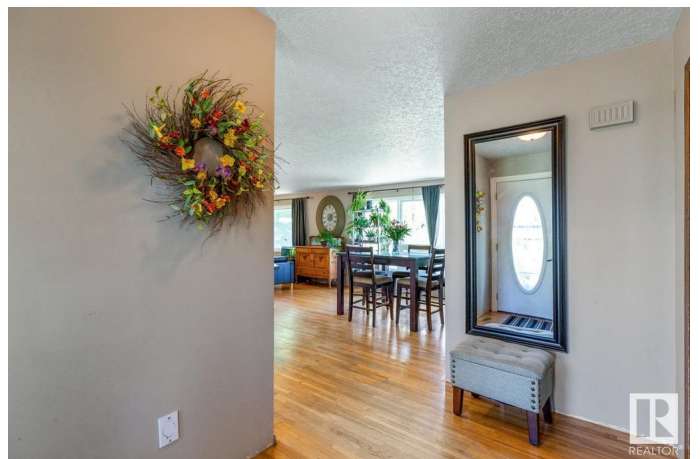
Sherwood Place Phase II, Rural Strathcona County, AB

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**

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      20  
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 16th, 2025 at 9:02pm MDT