

# \$799,000 - 23272 Twp Road 522, Rural Strathcona County

MLS® #E4447754

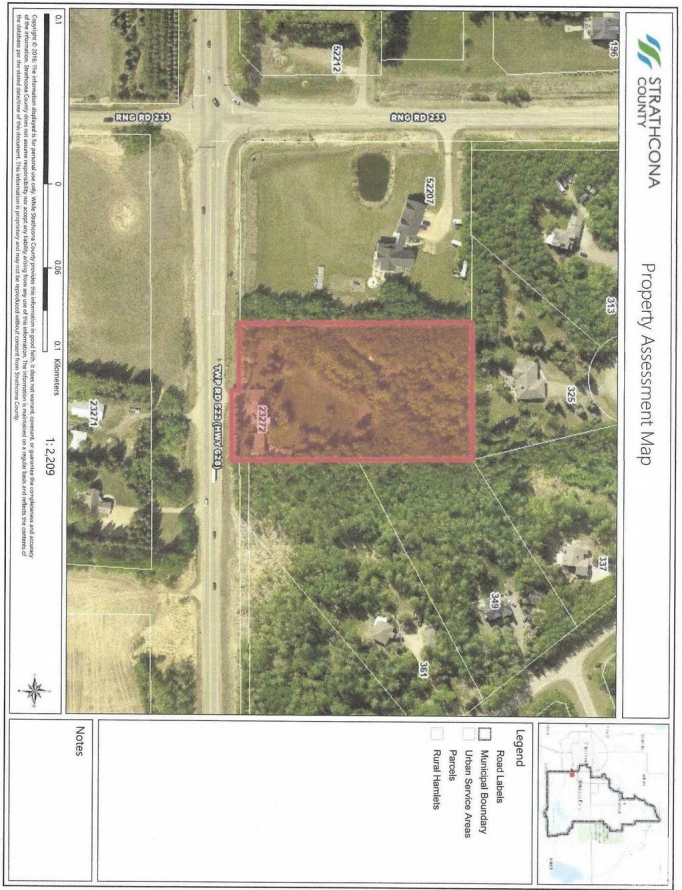
**\$799,000**

2 Bedroom, 2.00 Bathroom, 1,229 sqft  
Rural on 3.64 Acres

None, Rural Strathcona County, AB

3.64 ACRE PRIVATE DEVELOPMENT OPPRTUNITY AT THE SOUTHERN EDGE OF SHERWOOD PARK!! Located immediately adjacent to the prestigious subdivisions of South Chrenek Acres, and Chrenek Estates, this unencumbered lot provides the perfect back drop for your future luxury estate home. Develop your dream estate without the usual limitations associated with adjacent Restrictive Covenants of neighboring subdivisions. This type of acreage development lot just doesn't exist within this proximity to the Park. Scarcity is a rare bird indeed. Acreage living with almost immediate access (yet with quiet separation) to the Anthony Henday Ring Road. Choose your lifestyle and develop the homestead you always dreamed of. The existing 2 bedroom, 2 bath home is functional with power, water (well), gas, and septic. Full detached double garage with powered overhead door. Rent the home while you plan for your future!

Built in 1930



## Essential Information

MLS® #	E4447754
Price	\$799,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,229
Acres	3.64
Year Built	1930
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	23272 Twp Road 522
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8B 1H4

### Amenities

Features	Hot Water Natural Gas
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Golf Nearby, Partially Landscaped, Private Setting, Schools, Shopping Nearby
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	July 14th, 2025
Days on Market	2
Zoning	Zone 80

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Listing information last updated on July 16th, 2025 at 5:47am MDT