

Courtesy Of Heather Morris and Darlene Reid Of MORE Real Estate

# **\$1,395,000 - 235 22550 Twp Rd 522, Rural Strathcona County**

MLS® #E4262929

## **\$1,395,000**

4 Bedroom, 5.00 Bathroom, 4,447 sqft  
Rural on 3 Acres

Sherwood Place Phase II, Rural Strathcona County, AB

Executive custom built home by the original owner with over 5600 sq ft total living space that is set amongst a treed Paradise in Sherwood Place & only 3 minutes to Sherwood PK. Main floor open concept features a chef's kitchen with marble top island, 48" wolf gas stove, custom fridge, walk through pantry to mud/laundry room, living room with wood burning fireplace, formal DR, upstairs are 2 office/flex rooms, Huge Primary suite with walk in closet & 4pc ensuite, 2 other BR's with Jack&Jill bathroom, main bath & bonus room with vaulted ceilings. FF walk-out basement has large rec room, games area & wet bar, a 4th BR & storage/utility rm. ICF basement, upgraded insulated walls upper 2 levels, in-floor heating in kitchen, basement & bthrms, cherry hardwood and ceramic tiled floors, 3 gas & 1 wd burning fireplaces, wired for hot tub, kinetico drinking water to tap & ice maker, in floor heating in the triple garage, 3 gas lines to back deck, A/C, a yard cistern collects rain water, slate driveway. Features list at the home!



Built in 2007

## **Essential Information**

MLS® #	E4262929
Price	\$1,395,000

Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,447
Acres	2.69
Year Built	2007
Type	Country Residential
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE

### Community Information

Address	235 22550 Twp Rd 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, Fire Pit, Insulation-Upgraded, Walkout Basement, Wet Bar, See Remarks
Parking	Heated, Insulated, Triple Garage Attached
# of Garages	3

### Interior

Interior	Hardwood, Marble
Interior Features	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Fan Coil, In Floor Heat System
Bedrooms on Main Level	N
Has Basement	Yes
Basement	Walkout, Fully Finished, Full
Fireplace	Yes
Fireplaces	Gas, Wood, Mantel
# of Stories	3

### Exterior

Exterior Hardie Board Siding, Brick

Exterior Features See Remarks

Roof Asphalt Shingles

Construction Wood Frame

Foundation Insulated Concrete Form

Listing information last updated on December 3rd, 2021 at 9:01am MST