

# **\$1,149,000 - 170 22555 Twp Road 530, Rural Strathcona County**

MLS® #E4459030

**\$1,149,000**

4 Bedroom, 3.00 Bathroom, 1,874 sqft

Rural on 3.29 Acres

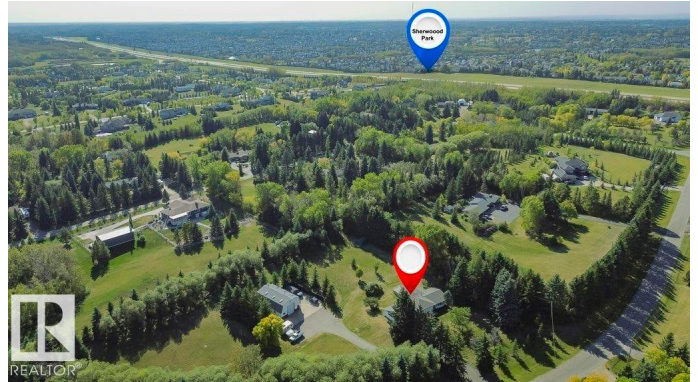
Valley Point, Rural Strathcona County, AB

Walking distance to Sherwood Park.... Pride of ownership is evident throughout this private 3.29 Acre property. Nicely maintained 4 level split with OVERSIZED double garage and Tradesman workshop. The homes upper level has 3 bedrooms & 2 bathrooms including ensuite. Main level contains L shaped living room / dining area, modern chefs kitchen with high-end appliances & coffee bar, stunning sun room (heated floor) and wrap around deck. 3rd level has exterior entrance, laundry area, spacious family room, 3 piece bathroom and office / bedroom. Roomy 4 th level is the perfect games room also contains utility area. Attached garage is heated with built-in storage ....could squeeze in 4 cars. The shop is perfect for the working man. Shop features separate driveway, overhead door 12" wide by 14" high, main floor dimensions 30" wide by 47" deep, in-floor heating, second level with mezzanine & office and ample paved exterior parking spaces. Mature landscape with treed boarder. Quick possession available.

Built in 1976

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4459030    |
| Price  | \$1,149,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,874                  |
| Acres          | 3.29                   |
| Year Built     | 1976                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 170 22555 Twp Road 530  |
| Area        | Rural Strathcona County |
| Subdivision | Valley Point            |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8A 4T7                 |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Features       | Air Conditioner, Deck, Sunroom, Vaulted Ceiling |
| Parking Spaces | 10                                              |

### Interior

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | ensuite bathroom                 |
| Heating           | Fan Coil, Hot Water, Natural Gas |
| Stories           | 4                                |
| Has Basement      | Yes                              |
| Basement          | Full, Finished                   |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                   |
| Exterior Features | Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Through Road, Schools, Shopping Nearby |
| Construction      | Wood                                                                                   |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

Date Listed September 23rd, 2025

Days on Market 13

Zoning Zone 80

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Listing information last updated on October 6th, 2025 at 2:02am MDT