

# \$1,200,000 - 170 22555 Twp Road 530, Rural Strathcona County

MLS® #E4459030

**\$1,200,000**

4 Bedroom, 3.00 Bathroom, 1,874 sqft

Rural on 3.29 Acres

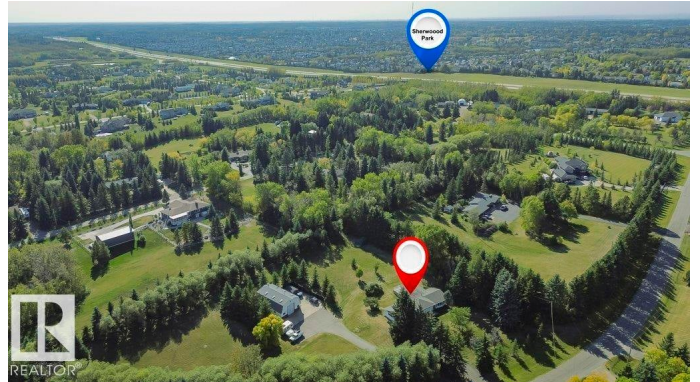
Valley Point, Rural Strathcona County, AB

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	\$1,200,000



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 3

Zoning Zone 80

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Listing information last updated on September 26th, 2025 at 5:17pm MDT