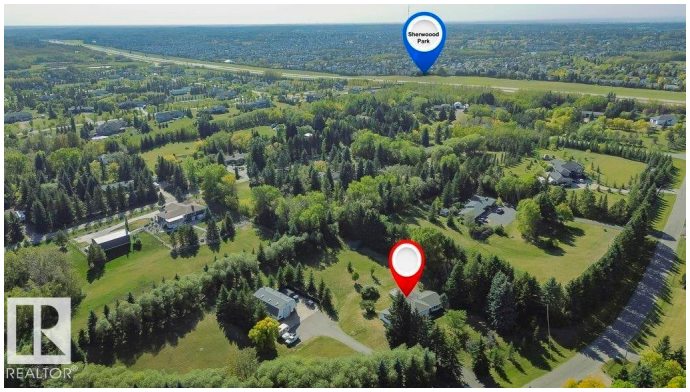
Courtesy Of Greg A Dunham Of MaxWell Progressive

$1,099,800 - 22555 Twp Road 530, Rural Strathcona County

MLS® #E4463150

$1,099,800
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® #	E4463150
Price	$1,099,800

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	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	October 23rd, 2025
Days on Market	4
Zoning	Zone 80

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Listing information last updated on October 27th, 2025 at 4:32pm MDT