

# \$924,900 - 22037 Twp Road 520, Rural Strathcona County

MLS® #E4444404

**\$924,900**

3 Bedroom, 2.00 Bathroom, 1,313 sqft

Rural on 56.35 Acres

None, Rural Strathcona County, AB

Just 14 mins from Sherwood Park & 18 mins from Edmonton, this 56-acre property offers everything for equestrian enthusiasts and hobby farmers. The charming 1310 sq ft bungalow boasts 3 bedrooms, a full bath, a spacious kitchen, and family room with stunning garden and tree-lined views. The fully finished basement features a 4th bedroom, 3-piece bath, laundry, and large rec room. Recent upgrades include fresh paint, a new deep water well system, and a sunny rear deck perfect for morning coffee. Key features include: triple garage, metal pole barn, small workshop, multiple storage buildings, horse corral, tack shed, chicken coop, hay storage, and a new developing 400+ plant fruit orchard (haskaps, sasks, cherries). The property also offers 30 acres of fully fenced pasture and 20 acres of forest trails. Enjoy a peaceful, close-knit community with Fultonvale School (K-9) on the bus route, plus the Strathcona Olympiette Centre just minutes away. Donâ€™t miss out on this rare opportunity!

Built in 1967

## Essential Information

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Price \$924,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,313
Acres	56.35
Year Built	1967
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	22037 Twp Road 520
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 1A6

### Amenities

Features	Deck, Hot Water Natural Gas, R.V. Storage, Workshop, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Schools, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 26th, 2025
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Days on Market 8

Zoning Zone 60

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Listing information last updated on July 4th, 2025 at 4:17am MDT