

\$759,900 - 133 22430 Twp Road 520, Rural Strathcona County

MLS® #E4453637

\$759,900

4 Bedroom, 3.00 Bathroom, 1,671 sqft

Rural on 3.09 Acres

Spruce Bend, Rural Strathcona County, AB

Beautifully renovated 1,670 sq. ft. reverse walkout bungalow on 3.09 acres backing onto reserve land, just minutes from Sherwood Park. South-facing windows overlook a mature, treed setting, offering natural light and a sense of privacy. The main floor features a bright primary bedroom with renovated 3-piece ensuite, two additional bedrooms, and another updated 3-piece bathroom. The new kitchen boasts white cabinetry, Quartz countertops, tile backsplash, and plenty of workspace. A spacious living room with fireplace and large windows completes the main level. The fully finished walkout basement offers a second large living room with fireplace, a fourth bedroom, and a third renovated 3-piece bathroom. Renovations include fresh paint and new flooring throughout both levels. An oversized double garage with 8' x 16' door provides ample parking and storage. Located in a subdivision with quick access to Sherwood Park and surrounding amenities, this property blends modern updates with a natural setting.

Built in 1975

Essential Information

MLS® # E4453637

Price \$759,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,671
Acres	3.09
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	133 22430 Twp Road 520
Area	Rural Strathcona County
Subdivision	Spruce Bend
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1E6

Amenities

Features	Walkout Basement, Walk-up Basement
----------	------------------------------------

Interior

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

Exterior

Exterior	Wood
Exterior Features	Park/Reserve, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 19th, 2025
-------------	-------------------

Days on Market 11

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 29th, 2025 at 11:02pm MDT