

# **\$864,900 - 1 22112 Twp Road 531, Rural Strathcona County**

MLS® #E4448826

**\$864,900**

5 Bedroom, 4.00 Bathroom, 3,295 sqft

Rural on 3.18 Acres

Horton Place, Rural Strathcona County, AB

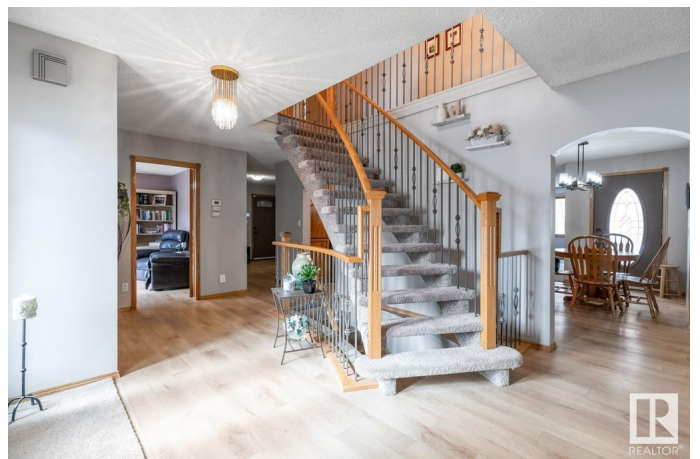
This stunning custom Tudor home, located on a peaceful 3.18-acre lot adjacent to Ardrossan, offers 5 spacious bedrooms, 5 bathrooms, and 3302 sq. ft. of luxurious living space. The grand foyer welcomes you with a curved staircase, leading to formal living and dining rooms. The chef's kitchen features abundant cupboard space, granite countertops, and brand-new high-end appliances. The family room boasts custom bookshelves and a wood-burning fireplace, with doors leading to the deck. The main floor includes a laundry room, 2pc bath, 3pc bath, and den. The FF basement offers brand new flooring throughout, second kitchen, rec room, theater room, wine room, storage, 2pc bath. The manicured backyard features a Koi pond, two sheds, a barn, firepit, and play center. The oversized double-attached heated garage (27.5' x 25') offers ample storage. Long list of upgrades include NEW ROOF, septic system, well, flooring. This original owner home reflects exceptional care and is ready for you to move in!

Built in 1978

## **Essential Information**

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Price	\$864,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	3,295
Acres	3.18
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1 22112 Twp Road 531
Area	Rural Strathcona County
Subdivision	Horton Place
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2E3

### Amenities

Features	Deck, Exterior Walls- 2"x6", Fire Pit, Insulation-Upgraded, No Animal Home, No Smoking Home, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby, Treed Lot, See Remarks

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 20th, 2025
Days on Market	9
Zoning	Zone 80

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Listing information last updated on July 29th, 2025 at 12:32pm MDT