

# \$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 18

Zoning Zone 80

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