

Courtesy Of Pankaj Dua Of MaxWell Polaris

# \$1,159,900 - 23020 Twp Road 522, Rural Strathcona County

MLS® #E4422599

**\$1,159,900**

5 Bedroom, 4.00 Bathroom, 1,784 sqft  
Rural on 4.40 Acres

Sconadale, Rural Strathcona County, AB

Situated in the prestigious Scona Glen subdivision on 4.4 acres, this property perfectly blends space and luxury! The house and mechanical shop sit on 2.2 acres, while the remaining 2.2 ACRES are VACANT with a separate gated entrance, offering potential for an additional shop or structure. WALKOUT bungalow boasts a bright, open-concept layout with hardwood floors and vaulted ceilings. The main floor features a spacious kitchen with quartz countertops and stainless steel appliances, Large family room, master bedroom with a 3pc ensuite, a 2nd bedroom, two additional 3-pc bathrooms, main-floor laundry. FULLY finished WALKOUT basement includes in-floor heating, 3 additional bedrooms, rec room, wet bar, and 3-pc bath. Outside, the property offers a spacious 4-bay heated garage with RV parking. It is fully fenced with a security gate and includes an ADDITIONAL 4-bay SHOP and a quonset, perfect for all your toys and projects. Conveniently located just 2 minute from Sherwood Park and 7 minutes from 17 St

Built in 2001

## Essential Information

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Price	\$1,159,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,784
Acres	4.40
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	23020 Twp Road 522
Area	Rural Strathcona County
Subdivision	Sconadale
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8B 1H1

### Amenities

Features	Air Conditioner, Parking-Extra, Sunroom, Vaulted Ceiling, Walkout Basement, Wet Bar, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Private Setting, Stream/Pond, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed February 23rd, 2025

Days on Market 40

Zoning Zone 80

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Listing information last updated on April 4th, 2025 at 7:32pm MDT