



## 22459 Twp Rd 530 25 Rural Strathcona County AB

\$1,268,888

AMAZING opportunities like this don't come along very often. 18.66 Acres less than 3 minutes from Sherwood Park on Baseline. This 5 bedroom 4 bathroom 2 storey is located in a subdivision & has a large wrap around deck. Property INCLUDES two detached double garages, a single detached garage, shop with 220, barn (935sqft), automatic waterer, loafing shed, hay shed, horse shelter, two animal shelters, garden shed. The home has 2x10 walls & is heated with in-floor heating, an Hvac system and a newer hot water tank. The main floor has a large living room, large kitchen & dining area, back porch/pantry space, a 2 piece bathroom & a primary bedroom with 3 piece en-suite. Upstairs has two large bedrooms + a 2 piece bathroom. The basement has two large bedrooms, 4 piece bathroom, large living space plus an office space. This property offers a unique & exclusive lifestyle, while still being minutes to shopping, schools & transportation routes. Cistern is 2000gal

Listing Presented By:



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