

# **\$899,900 - 1 22112 Twp Road 531, Rural Strathcona County**

MLS® #E4425210

**\$899,900**

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, 2-piece bath, 3-piece bath, and den. The FF basement offers brand new flooring throughout, second kitchen, rec room, theater room, wine room, storage, 2-piece 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 septic system, well, flooring. This original owner home reflects exceptional care and is ready for you to move in!

Built in 1978

## **Essential Information**

MLS® #

E4425210



Price	\$899,900
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	March 12th, 2025
Days on Market	35
Zoning	Zone 80

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