

# **\$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

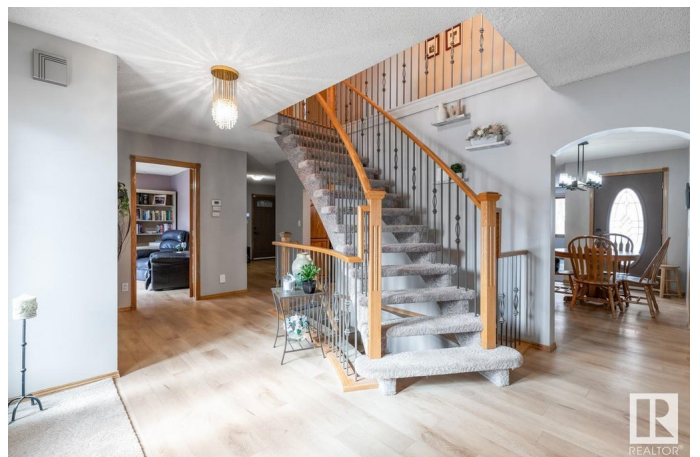
This stunning custom Tudor home, located on a peaceful 3.18-acre lot adjacent to Ardrossan, offers 5 spacious bedrooms, 5 bathrooms, and 3302 sq. ft. of luxurious living space. The grand foyer welcomes you with a curved staircase, leading to formal living and dining rooms. The chef's kitchen features 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**

MLS® #

E4448826



|                |                        |
|----------------|------------------------|
| 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 |
|----------|----------------------------------------------------------------------------------------------------------|

### 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 | 47              |
| Zoning         | Zone 80         |

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Listing information last updated on September 5th, 2025 at 6:02am MDT