

# \$1,099,000 - 1, 23248 522 Township, Rural Strathcona County

MLS® #A2200599

**\$1,099,000**

5 Bedroom, 3.00 Bathroom, 3,038 sqft  
Residential on 1.80 Acres

Chrenek Acres, Rural Strathcona County,  
Alberta

1.8 acres huge lot only 2 minutes away from Sherwood park. located in sought after subdivision of Chrenek Acres and is only a few minutes drive from Anthony Henday and Whitemud Dr. Over 3000 SQF above grade and a total of 4398 SQF living space has everything for any family size. Main level has capacious bedroom, Living, Family, Den, Dinning, Kitchen, Office and Sun room. The main floor has a beautifully unique layout with vaulted ceilings, living room with a 3 way gas fire place.. A large kitchen with island & a garden door leading onto the tiered back deck Downstairs, walkout basement suit has 2 bedrooms, 4 piece bathroom, Den, Dinning and kitchen. Large deck offers great place to sit out side with family and friends. Second floor has a Master bedroom and a 2nd bedroom. 4 Piece ensuite complements 2nd floor. A decent sized storage shed next to garage increases convenience. Roof was replaced 2 years ago. The house is surrounded by trees and offers everything a countryside living can offer yet it is so close to the city. This places reaffirms, residents don't need to waist time in commuting as it offers the best of a city life and countryside living. A decent sized storage shed next to garage increases convenience.

Built in 1981



## Essential Information

MLS® #	A2200599
Price	\$1,099,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,038
Acres	1.80
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

## Community Information

Address	1, 23248 522 Township
Subdivision	Chrenek Acres
City	Rural Strathcona County
County	Strathcona County
Province	Alberta
Postal Code	T8B1H5

## Amenities

Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, Pantry
Appliances	Oven, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Barbecue
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Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Many Trees, Rolling Slope
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 8th, 2025
Days on Market	29
Zoning	RCL

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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