# \$2,249,900 - 55 22459 Township Road 530, Rural Strathcona County

MLS® #E4440539

# \$2,249,900

6 Bedroom, 4.50 Bathroom, 6,003 sqft Rural on 2.04 Acres

Barry Hill, Rural Strathcona County, AB

Discover the ultimate luxury escape in this one-of-a-kind six thousand plus SqFt custom home, set on 2.04 acres in the Barry Hill subdivision, minutes from Sherwood Park. This entertainer's dream, with six bedrooms, 4.5 bathrooms, welcomes you with striking curb appeal and meticulously manicured landscaping as you arrive along the paved driveway. Inside, a grand staircase, exquisite finishings, and ten-foot ceilings create an atmosphere of sophistication and warmth. The separate library, with twelve-foot ceilings, a gas fireplace, and custom woodwork, is a sanctuary for quiet moments. The gourmet kitchen features an abundance of cabinetry, granite countertops, and generous pantry. Upstairs, discover an expansive primary suite retreat with dual walk-in closets and a grande five-piece ensuite. Downstairs, the heated basement includes a bedroom, full theatre room, kitchen, recreation area, exercise room, and an incredible twenty-foot high gymnasium, offering a lifestyle of grandeur, comfort and tranquility!







Built in 2004

#### **Essential Information**

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Price \$2,249,900

Bedrooms 6

Bathrooms 4.50

Full Baths 4

Half Baths 1

Square Footage 6,003

Acres 2.04

Year Built 2004

Type Rural

Sub-Type Detached Single Family

Style 3 Storey

Status Active

# **Community Information**

Address 55 22459 Township Road 530

Area Rural Strathcona County

Subdivision Barry Hill

City Rural Strathcona County

County ALBERTA

Province AB

Postal Code T8E 2K5

# **Amenities**

Features Air Conditioner, Closet Organizers, Deck, Front Porch

#### Interior

Interior Features ensuite bathroom

Heating Fan Coil, In Floor Heat System, Natural Gas

Fireplace Yes

Stories 4

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood

Exterior Features Cul-De-Sac, Flat Site, Landscaped

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 5th, 2025

Days on Market 151

Zoning Zone 80

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Listing information last updated on November 3rd, 2025 at 6:47pm MST