

\$695,000 - 11 23012 Twp Road 521, Rural Strathcona County

MLS® #E4455572

\$695,000

3 Bedroom, 1.50 Bathroom, 2,012 sqft
Rural on 3.08 Acres

Silver Birch Hills, Rural Strathcona County, AB

If you wanted a rural property close to Sherwood Park here's your chance to own something West of Highway 21. Late 70's Bilevel with 3 bedrooms and 1.5 baths. Updated kitchen with walnut finish cabinets that rise to the ceiling and many custom drawers. Newer stainless steel appliances. Unique island for extra countertop space and a desk side for your recipe books. Side door leads to a glorious deck with 2 gazebos overlooking a parklike setting. Dining room easily seats 8. Spacious living room and beyond that a cozy family room with upgraded gas fireplace and a veranda. Laundry room in lower level is wired for ta second kitchen. Super bright basement awaiting your creative finish. Oversized double garage and sheds. Its so easy to relax and appreciate the country!



Built in 1978

Essential Information

MLS® #	E4455572
Price	\$695,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1

Square Footage	2,012
Acres	3.08
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	11 23012 Twp Road 521
Area	Rural Strathcona County
Subdivision	Silver Birch Hills
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8B 1K2

Amenities

Features	Ceiling 9 ft., Deck, Dog Run-Fenced In, Gazebo
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Landscaped, Paved Lane
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 1st, 2025
Days on Market	5
Zoning	Zone 80

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