

# \$449,900 - 22541 Twp Road 515a, Rural Strathcona County

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MLS® #E4465227

**\$449,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 3.23 Acres

Doru Road, Rural Strathcona County, AB

Leave the city behind and step into the perfect canvas for your dream home, an exceptional 3.23-acre property on Doru Road, nestled within one of Sherwood Park's most desirable country-residential communities, less than 10 minutes from urban amenities. Set in a sought-after growth area, this beautifully treed lot offers unmatched privacy and a peaceful, natural setting. With both gas and power already brought to the property line, your building plans can move forward with ease. Right across the road, you'll enjoy access to a well-kept community park, ideal for kids, gatherings, or quiet afternoons outdoors. You'll also be just moments from one of Alberta's most recognizable luxury estates, famous for its Ferris wheel and dazzling seasonal displays. Don't miss this rare chance to craft a tranquil retreat while staying close to everything Sherwood Park has to offer. Your future sanctuary awaits!



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4465227  |
| Price     | \$449,900 |
| Bathrooms | 0.00      |
| Acres     | 3.23      |

|          |                 |
|----------|-----------------|
| Type     | Rural           |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 22541 Twp Road 515a     |
| Area        | Rural Strathcona County |
| Subdivision | Doru Road               |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8C 1H5                 |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Golf Nearby, No Through Road, Paved Lane, Schools, Shopping Nearby |
|-------------------|------------------------------------------------------------------------------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 80            |

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Listing information last updated on November 14th, 2025 at 7:17pm MST