

# **\$687,900 - 145 22458 Twp Road 510, Rural Strathcona County**

MLS® #E4452533

**\$687,900**

6 Bedroom, 4.00 Bathroom, 2,655 sqft

Rural on 3.11 Acres

Meyers Lakeshore Estates, Rural Strathcona County, AB

Home with a great location, backing onto park reserve and lake with 3.11 acres with a private back yard. This walkout bungalow offers a beautiful huge kitchen, with loads of counter space, 2 sinks, 2 islands and a walk-in pantry. Just off the kitchen is a large tiered deck great for entertaining, with an addition lower deck through garden door off the walkout basement. There are 6 bedrooms, a den, 4 bathrooms, living room with wood fireplace, 2nd living room/sitting area and in the basement a family room with a new wood stove. Home also has an oversize triple attached heated garage. The driveway also leads you to the backyard with lots of room for RV storage. There is a huge garden with access to your own private pond. Shingles have just been replaced in 2024. Property is located 15 minutes to Southeast Edmonton, Nisku, Sherwood Park, and Leduc.

Built in 1976

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4452533  |
| Price     | \$687,900 |
| Bedrooms  | 6         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 2,655                  |
| Acres          | 3.11                   |
| Year Built     | 1976                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 145 22458 Twp Road 510   |
| Area        | Rural Strathcona County  |
| Subdivision | Meyers Lakeshore Estates |
| City        | Rural Strathcona County  |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8C 1H1                  |

### **Amenities**

|                |                  |
|----------------|------------------|
| Features       | Walkout Basement |
| Parking Spaces | 7                |

### **Interior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | ensuite bathroom                        |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas |
| Fireplace         | Yes                                     |
| Stories           | 2                                       |
| Has Basement      | Yes                                     |
| Basement          | Full, Finished                          |

### **Exterior**

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                    |
| Exterior Features | Airport Nearby, Backs Onto Lake, Golf Nearby, Park/Reserve, Treed Lot, Partially Fenced |
| Construction      | Wood                                                                                    |
| Foundation        | Concrete Perimeter                                                                      |

### **Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | August 11th, 2025 |
|-------------|-------------------|

Days on Market 6

Zoning Zone 80

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