

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

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MLS® #E4440539

**\$2,249,900**

6 Bedroom, 4.50 Bathroom, 6,003 sqft

Rural on 2.04 Acres

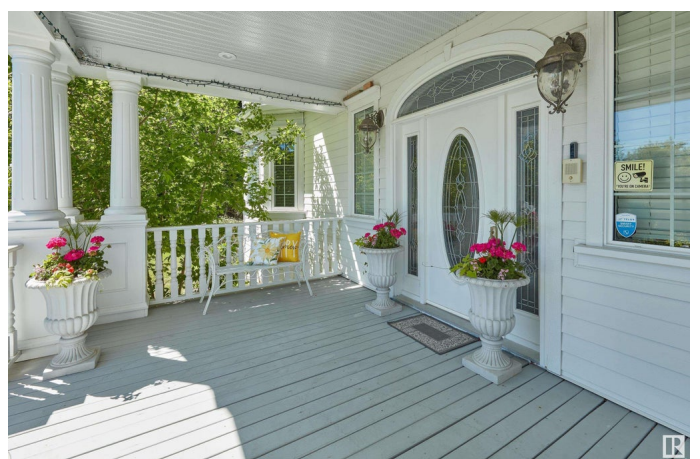
Barry Hill, Rural Strathcona County, AB

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**

MLS® #                      E4440539



|                |                        |
|----------------|------------------------|
| 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 93

Zoning Zone 80

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Listing information last updated on September 6th, 2025 at 1:02am MDT