

# **\$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

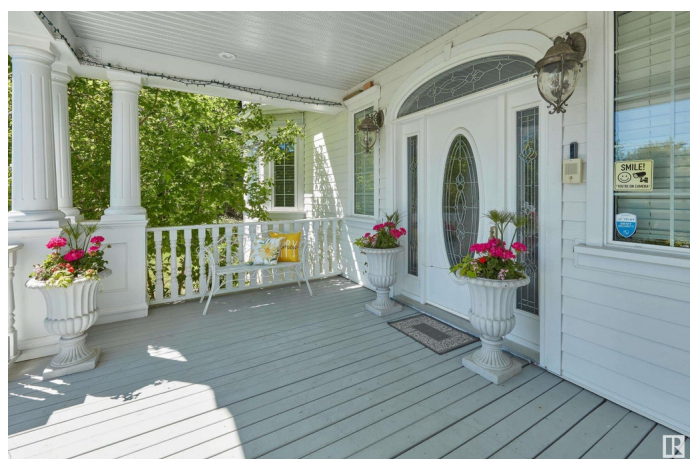
Barry Hill, Rural Strathcona County, AB

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**

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 88

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 1st, 2025 at 7:17am MDT