

# **\$795,000 - 451 22559 Wye Road, Rural Strathcona County**

MLS® #E4445370

**\$795,000**

3 Bedroom, 1.00 Bathroom, 1,053 sqft

Rural on 2.99 Acres

Bailey's Subdivision, Rural Strathcona County, AB

PRIME LOCATION AND VALUE!!! This lovely bungalow is situated on 2.99 ACRES in Bailey's subdivision. Only 2 minutes from Sherwood Park!! Easy double access driveway to the property. Spacious and bright living room with hardwood floors and cozy brick-featured gas fireplace. Lovely kitchen with an open dining area. There are 3 bedrooms on the main plus a 4 piece bathroom. The FULLY FINISHED basement offers a Rec Room and utility/laundry room plus storage space. Double detached garage, 2000 gallon cistern and septic is tank and straight discharge. Beautifully treed walking trails and a MASSIVE BACKYARD with tons of room to enjoy the peace and tranquility. An amazing opportunity for those who want affordable acreage living and super close to town!!! Visit REALTOR® website for more information.

Built in 1958

## **Essential Information**

MLS® #	E4445370
Price	\$795,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,053
Acres	2.99
Year Built	1958
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	451 22559 Wye Road
Area	Rural Strathcona County
Subdivision	Bailey's Subdivision
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1H9

### Amenities

Features	Fire Pit, Patio
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	2
Zoning	Zone 80

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Listing information last updated on July 4th, 2025 at 5:02am MDT