

\$635,000 - 14 22322 Wye Road, Rural Strathcona County

MLS® #E4442894

\$635,000

4 Bedroom, 2.00 Bathroom, 1,360 sqft

Rural on 4.05 Acres

Birchwood Village, Rural Strathcona County, AB

Country sub-division living just minutes from Sherwood Park in Birchwood Village. This 3 + 1 bedroom Sq. Ft. bungalow original built in 1950 and an addition of a large master with ensuite built in 1991. Plus a Second Residence built in 2004 sits on 4.05 acres. The main floor features large kitchen, living room, 4 pc main bath two large bedrooms a large primary with 3 pc ensuite and patio doors to deck. Basement large family room, another bedroom, cold room and laundry. The Guest house offers large bedroom, 3 pc bath, open kitchen and living room with the comfort of in-floor heating. As well there is a greenhouse, the original detached double garage and workshop, two large gardens ready for your preference. This is a great acreage close to Sherwood Park, not many acreages with Two Residences.

Built in 1950

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4442894 |
| Price | \$635,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 1,360 |
| Acres | 4.05 |
| Year Built | 1950 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 14 22322 Wye Road |
| Area | Rural Strathcona County |
| Subdivision | Birchwood Village |
| City | Rural Strathcona County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8A 4S9 |

Amenities

| | |
|----------|--|
| Features | Deck, Detectors Smoke, Greenhouse, Guest Suite, Parking-Extra, Workshop, See Remarks |
|----------|--|

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Cul-De-Sac, Landscaped, Shopping Nearby, Vegetable Garden, See Remarks, Partially Fenced |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 18th, 2025 |
| Days on Market | 78 |

Zoning

Zone 80

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