

\$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 |
|----------|-----------------|

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 | 1 |
| Zoning | Zone 80 |

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Listing information last updated on July 3rd, 2025 at 10:33am MDT