\$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 107

Zoning Zone 80

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