

\$1,755,555 - 22517 Wye Rd, Rural Strathcona County

MLS® #E4442238

\$1,755,555

5 Bedroom, 3.00 Bathroom, 1,110 sqft

Single Family on 11.19 Acres

Lorrelind Estates, Rural Strathcona County,
Alberta

Incredible opportunity just 2 mins from Sherwood Park on Wye Road! This fully renovated bungalow (2023) sits on 11 + beautifully landscaped acres with direct highway access & alternate entry from Lorrelind Estates. Features include new vinyl flooring, drywall, insulation, HVAC, A/C, hot water tank, Water filtration system, RO drinking water, kitchen, bathrooms, S/S appliances, and an enclosed glass patio. Exterior upgrades include concrete front patio, new fascia, roof, gutters & more. Enjoy ½ acre of landscaping with stonework, lagoon, waterfall, tube-well, clay oven, firepit, pergola & 2 private golf tees. Upgraded - Heated 26' x 50' shop (2023) with plywood finish & metal roof, garage & barn/storage with metal roofing, plus new borewell (2024) & heated water system room. Property comes furnished as shown. Zoned Residential Agriculture—ideal for Airbnb, greenhouse, or nursery (with County approval). A rare blend of rural tranquility, modern upgrades & income potential—minutes from urban convenience! (id:6289)

Built in 1951

Essential Information

Listing #	E4442238
Price	\$1,755,555



Bedrooms	5
Bathrooms	3.00
Square Footage	1,110
Acres	11.19
Year Built	1951
Type	Single Family
Style	Bungalow

Community Information

Address	22517 Wye Rd
Subdivision	Lorrelind Estates
City	Rural Strathcona County
Province	Alberta
Postal Code	T8C1H9

Amenities

Amenities	Golf Course, Playground, Schools, Shopping, Vinyl Windows
Features	Private setting, Sloping, Closet Organizers, Dance Floor, Agriculture
Parking	Detached Garage
# of Garages	1
View	Lake view

Interior

Appliances	Dishwasher, Furniture, Household Goods Included, Refrigerator, Storage Shed, Gas stove(s), Water softener, Window Coverings, Wine Fridge, Washer/Dryer Combo
Heating	Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Listing Details

Listing Office	Royal LePage Arteam Realty
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