# \$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 119

Zoning Zone 80

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