

# **\$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 | 32             |
| Zoning         | Zone 80        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR® , REALTORS® ) and/or the quality of services they provide (MLS® , Multiple Listing Service® )  
Listing information last updated on August 3rd, 2025 at 4:02am MDT