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

MLS® #E4442238

\$1,755,555

5 Bedroom, 3.00 Bathroom, 1,110 sqft Rural on 11.19 Acres

Lorrelind Estates, Rural Strathcona County, AB

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 Agricultureâ€"ideal for Airbnb, greenhouse, or nursery (with County approval). A rare blend of rural tranquility, modern upgrades & income potentialâ€"minutes from urban convenience!

Built in 1951

Essential Information

MLS® # E4442238 Price \$1,755,555







Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,110

Acres 11.19

Year Built 1951

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 22517 Wye Road

Area Rural Strathcona County

Subdivision Lorrelind Estates

City Rural Strathcona County

County ALBERTA

Province AB

Postal Code T8C 1H9

Amenities

Features Air Conditioner, Closet Organizers, Dance Floor, Deck, Detectors

Smoke, Fire Pit, Front Porch, Gazebo, Hot Tub, Hot Water Natural Gas, Insulation-Upgraded, Parking-Extra, Patio, Recreation Room/Centre,

Sauna; Swirlpool; Steam, Vinyl Windows, Natural Gas Stove Hookup

Interior

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood

Exterior Features Golf Nearby, Lake View, Playground Nearby, Private Setting, Schools,

Shopping Nearby, Sloping Lot, Stream/Pond, Partially Fenced

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed June 13th, 2025

Days on Market 131

Zoning Zone 80

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