

# **\$889,000 - 22560 Wye Road, Rural Strathcona County**

MLS® #E4436347

**\$889,000**

4 Bedroom, 2.50 Bathroom, 1,582 sqft

Rural on 3.00 Acres

Wyeclyff, Rural Strathcona County, AB

Surround yourself with peace & tranquility only 5 minutes from SHERWOOD PARK! Located in Wyeclyff this property is nestled beautifully on 3 acres next to reserve land & is IDEAL FOR HORSES. This WALK-UP bungalow offers over 3,000 sqft of total living space featuring milled solid cedar interlocking log walls, vaulted ceilings with 3+1 bedrooms & 2.5 baths a TRIPLE GARAGE & 37'x30' SHOP/BARN. The great room invites you with a wood burning FP, pegged HW floors & vaulted ceilings & fantastic views of the tranquil mature yard. The primary suite offers a 2-pc ensuite. Just off the back deck is a fully enclosed screened gazebo to enjoy. The fully finished bsmt has a separate entrance, massive, large rec room with a 2nd WB fireplace, nicely sized bdrm, 3 pc bath, laundry & loads of storage. The home has newer windows, hot water tank & furnace are approximately 5 yrs old, a brand NEW DRILLD WELL, water conditioning system, & sand filter effluent system, 2 sheds & covered shelter.

Built in 1973

## **Essential Information**

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Price \$889,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,582
Acres	3.00
Year Built	1973
Type	Rural
Sub-Type	Residential Attached
Style	Bungalow
Status	Active

### Community Information

Address	22560 Wye Road
Area	Rural Strathcona County
Subdivision	Wyecliff
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4T6

### Amenities

Features	Deck, Fire Pit, Front Porch, Gazebo, Patio, R.V. Storage, Vaulted Ceiling, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Fruit Trees/Shrubs, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 14th, 2025

Days on Market 33

Zoning Zone 80

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