

# **\$850,000 - 379 22559 Wye Road, Rural Strathcona County**

MLS® #E4443381

**\$850,000**

4 Bedroom, 2.00 Bathroom, 1,317 sqft

Rural on 3.39 Acres

Bailey's Subdivision, Rural Strathcona County, AB

Welcome to this well-maintained acreage on 3.390 acres with 1,317 sq ft of comfortable living space. This charming home features a bright and functional layout, a cozy sunroom for year-round enjoyment, and new shingles for added peace of mind. Outside, you'll find a large shop offering excellent space for storage, hobbies, or home-based business use. The nicely cleared area at the back of the property is perfect for truck or equipment parking, additional storage, or open recreation. Enjoy evenings by the fire pit and take in the peaceful rural setting. This property offers a great mix of indoor comfort and outdoor functionality, ideal for families, hobbyists, or anyone seeking more space and flexibility just outside the city. Donâ€™t miss this opportunity to enjoy country living with convenience and room to grow.

Built in 1966

## **Essential Information**

MLS® #	E4443381
Price	\$850,000
Bedrooms	4
Bathrooms	2.00



Full Baths	1
Half Baths	2
Square Footage	1,317
Acres	3.39
Year Built	1966
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	379 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, See Remarks
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### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	78
Zoning	Zone 80

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