

# **\$1,875,955 - 22517 Wye Road, Rural Strathcona County**

MLS® #E4442238

**\$1,875,955**

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

Built in 1951

## **Essential Information**

MLS® #                      E4442238

Price                        \$1,875,955



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
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### 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 15

Zoning Zone 80

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Listing information last updated on June 28th, 2025 at 4:32am MDT