

# **\$635,000 - 14 22322 Wye Road, Rural Strathcona County**

MLS® #E4442894

**\$635,000**

4 Bedroom, 2.00 Bathroom, 1,360 sqft

Rural on 4.05 Acres

Birchwood Village, Rural Strathcona County, AB

Country sub-division living just minutes from Sherwood Park in Birchwood Village. This 3 + 1 bedroom Sq. Ft. bungalow original built in 1950 and an addition of a large master with ensuite built in 1991. Plus a Second Residence built in 2004 sits on 4.05 acres. The main floor features large kitchen, living room, 4 pc main bath two large bedrooms a large primary with 3 pc ensuite and patio doors to deck. Basement large family room, another bedroom, cold room and laundry. The Guest house offers large bedroom, 3 pc bath, open kitchen and living room with the comfort of in-floor heating. As well there is a greenhouse, the original detached double garage and workshop, two large gardens ready for your preference. This is a great acreage close to Sherwood Park, not many acreages with Two Residences.

Built in 1950

## **Essential Information**

MLS® #	E4442894
Price	\$635,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,360
Acres	4.05
Year Built	1950
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	14 22322 Wye Road
Area	Rural Strathcona County
Subdivision	Birchwood Village
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 4S9

### Amenities

Features	Deck, Detectors Smoke, Greenhouse, Guest Suite, Parking-Extra, Workshop, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Landscaped, Shopping Nearby, Vegetable Garden, See Remarks, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 18th, 2025
Days on Market	67

## Zoning

## Zone 80

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Listing information last updated on August 23rd, 2025 at 9:31pm MDT