

Courtesy Of . Chasamvir Singh Of MaxWell Polaris

# **\$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 |
|----------|-----------------------|

### 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 | 87              |
| Zoning         | Zone 80         |

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