

# **\$1,755,555 - 22517 Wye Road, Rural Strathcona County**

MLS® #E4442238

**\$1,755,555**

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  | \$1,755,555 |



|                |                        |
|----------------|------------------------|
| 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 |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 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 83

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 4th, 2025 at 12:32am MDT