

\$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 95

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 16th, 2025 at 3:02am MDT