

# **\$668,000 - 14 22322 Wye Road, Rural Strathcona County**

MLS® #E4442894

**\$668,000**

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 Secondary Guest house 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 with a Guest House.

Built in 1950

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4442894  |
| Price      | \$668,000 |
| 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 |
|----------|--------------------------------------------------------------------------------------|

### 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 | 50              |
| Zoning         | Zone 80         |

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Listing information last updated on August 7th, 2025 at 4:03pm MDT