

\$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	32
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 July 20th, 2025 at 4:02pm MDT