



Rural Strathcona County		M 4	R 21	T 52	S 19	Q NW LP:	\$1,585,000
21557 Wye RD		T8E 2J2		SP:			
Listing ID #	E4510459	ACTIVE					
Building Type	Detached Single Family	Agricultural					
Style	Bungalow	Sold Date					
Year Built	1970	Beds Above/Total	2	/	3		
Total Acreage	39.290	Baths Half/Full	1	/	2		
Community	None	Total Baths	2.1				
Nearest Town	Sherwood Park	Tot Floor AG SqM	135.98				
Dist to Town		Tot Floor AG SF	1,463.69				

This versatile 40-acre property offers approximately 20 acres of open pasture or grazing land, along with more than 20 acres of groomed trails & treed areas that provide a private, park-like setting. Located just 5 minutes from Sherwood Park, it combines convenient access with privacy & ample space for a business, livestock operation or hobby farm. The 1450 sqft bungalow has been extensively renovated, including updated electrical, plumbing, heating systems, triple-pane windows, doors, & new cistern. The thoughtfully finished home features 2 bedrooms upstairs & 1 bedroom downstairs. A newer 2700 sqft shop, built approximately 4 years ago, is currently divided into 3 bays & can be adapted into one large open workspace. It includes its own cistern & septic system, separate gated access & an electric gate. Additional outbuildings include a character barn with loft & hay storage, a large equipment pole building & 2 detached double garages. A unique property offering privacy & flexibility. A rare find.

Directions

Living Room	5.27x3.66	M	Bedroom 3	3.60x7.68	B	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.31x3.41	M	Bedroom 4			1	2	M	No	Main		
Kitchen	3.65x3.34	M	Laundry Room	2.14x1.76	B	2	3	L	No	Upper		
Family Room	3.44x7.93	B				3	4	M	Yes	Above Grd		
Den	3.04x3.65	M				4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	4.16x3.66	M				6				Tot Flr AG	135.98	1,463.69
Bedroom 2	2.98x3.34	M				7				# Finished	2	

Heat Source	Natural Gas	HS Desc	Paid For	Construction	Wood Frame
Heat Type	Hot Water			Basement/Dev	Full / Fully Finished
Foundation	Concrete			Separate Ent	
Roof Type	Asphalt Shingles			Lot Shape	Front Exp
Exterior	Vinyl			Front x Depth	(m) x (m)
Flooring	Hardwood, Vinyl Plank			Zoning	
Features	Deck, Fire Pit, Workshop			Tax Amount	\$4,551.90 / 2025
				Fireplace	Yes Fuel Gas
				FP Type	Wall Mount
				Acres Freehld	Acres Leasehld
				Major Use	
Goods Incl	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler			Env Assessmt	Type
				Reg Wtr Rights	Acres Water Rights
				Water Desc	Paid For Phone Desc Paid
				Water Supply	Cistern
Goods Excl				Sewer/Septic	Tank & Straight Discharge
Site Features	Cross Fenced, Fenced, Private Setting, Treed Lot			Power Service	Paid For
				Out Building	Barns, Corral, Equipment Storage, Machine Shop, Pole Shed
Parking	Double Garage Detached			Road Access	Paved Driveway to House

Conform/Yr /		2nd Suite No	Permit By Seller
Condo Name		Garden Suite	Garage Suite
Condo Fee /		HOA Fee	HOA Fee/Sched /
Fee Includes		HOA Fee Incls	