



## Rural Strathcona County Alberta

\$1,875,955

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 1/2 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! (id:6769)

Family room 8.45 m X 7.9 m

Bedroom 4 3.04 m X 4.1 m

Bedroom 5 4.27 m X 3 m

Living room 3.96 m X 5.71 m

Kitchen 5.8 m X 3.3 m

Primary Bedroom 3.96 m X 3.56 m

Bedroom 2 3.37 m X 3.23 m

Bedroom 3 2.75 m X 4.38 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

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