

## **\$399,000 - 20575 Wye Road, Rural Strathcona County**

MLS® #E4440571

**\$399,000**

3 Bedroom, 1.50 Bathroom, 1,130 sqft

Rural on 0.22 Acres

North Cooking Lake, Rural Strathcona County,  
AB

Move to a peaceful community - North Cooking Lake, 23 minutes east of Sherwood Park on WYE Road. This cozy bilevel is 1130 sq ft and has 3 bedroom 1.5 bath bi-and huge shop. Shop has in floor heating and Gas heater. Overhead door is 7 ft 10 inches high by 9 ft 11 inches wide. Shop has a Double carport and covered rear parking. Shop has a new tin roof. Basement is open and ready for your imagination. Laundry was moved to the basement and a larger mudroom was made, but can be moved back easiely. Large deck off of dining area leads to the huge lot and has newer fencing and decking. Shingles are approx. 8 years old on the house and the furnace is a high efficiency. Welcome home! Large deck off of dining area leads to the huge lot and has newer fencing and decking.

Built in 1977

### **Essential Information**

MLS® #	E4440571
Price	\$399,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,130



Acres	0.22
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	20575 Wye Road
Area	Rural Strathcona County
Subdivision	North Cooking Lake
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 1H1

### Amenities

Features	Deck
Parking Spaces	6

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 5th, 2025
Days on Market	11
Zoning	Zone 83

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