

# **\$1,799,980 - 315 23033 Wye Road, Rural Strathcona County**

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MLS® #E4419449

**\$1,799,980**

6 Bedroom, 5.50 Bathroom, 4,600 sqft

Rural on 0.56 Acres

Sherwood Hills Estates, Rural Strathcona County, AB

This stunning 4,600 sq ft estate home offers exceptional curb appeal and sits on over half an acre of beautifully landscaped, fenced property in Sherwood Hills. Located on a prime cul-de-sac, the home features hardwood floors throughout most of the main level, a spacious dining room, and an expansive kitchen with stainless steel appliances, granite countertops, and a large island. The main floor also boasts a cozy family room with a gas fireplace, a den, a mudroom, and a second kitchen. Upstairs, the luxurious master suite includes a balcony, fireplace, 6-piece ensuite, and two large walk-in closets. Three spacious additional bedrooms each feature private ensuites. The fully finished walk-out basement offers large windows, a huge rec room with a fireplace and wet bar, a theater room, a wine room, two additional bedrooms, and a full bath. Enjoy outdoor living with a covered deck and lower patio. The property also includes a triple garage, ample parking, and air conditioning for year-round comfort.

Built in 2006

## **Essential Information**

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Price	\$1,799,980
Bedrooms	6
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	4,600
Acres	0.56
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	315 23033 Wye Road
Area	Rural Strathcona County
Subdivision	Sherwood Hills Estates
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8B 1H9

### Amenities

Features	Deck, Patio, Walkout Basement
Parking Spaces	8

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Fenced, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            January 27th, 2025  
Days on Market      98  
Zoning                Zone 80

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