

# \$720,000 - 23107 Twp Road 564, Rural Sturgeon County

MLS® #E4424011

**\$720,000**

4 Bedroom, 2.00 Bathroom, 1,294 sqft  
Rural on 51.42 Acres

None, Rural Sturgeon County, AB

Just 25 minutes from Edmonton and minutes from Gibbons, this 51.42-acre property sits atop a hill with stunning valley views. Ideal for families or hobby farming, it includes a 1300 sq/ft bungalow with a double detached garage, fully fenced yard, and numerous outbuildings. The 30' x 48' metal-clad shop features concrete floors, 220V wiring, and 12' x 14' drive-through sliding doors. Additional buildings include a 32' x 48' metal-clad cattle shed with a 12' x 24' enclosed, lined tack room, and a pole cattle shed with a metal roof. Fenced and cross-fenced, this land is just 1/2 mile east of Hwy 28 and near other subdivisions, offering future development potential. Plus, it's only 2 km from Goose Hummock Golf Course!

Built in 1973

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4424011  |
| Price          | \$720,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,294     |
| Acres          | 51.42     |
| Year Built     | 1973      |



|          |                        |
|----------|------------------------|
| Type     | Rural                  |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 23107 Twp Road 564    |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 1N0               |

### Amenities

|          |   |
|----------|---|
| Features | Hot Water Natural Gas, Sauna; Swirlpool; Steam, Sunroom |
|----------|---|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Fenced, Golf Nearby, Hillside, Private Setting, Rolling Land |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 160             |
| Zoning         | Zone 60         |

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