

# **\$1,630,000 - 55116 Rge Rd 234, Rural Sturgeon County**

MLS® #E4452274

**\$1,630,000**

3 Bedroom, 2.00 Bathroom, 1,810 sqft

Rural on 108.02 Acres

None, Rural Sturgeon County, AB

LOCATION! LOCATION! ONE-OWNER, CUSTOM BUILT, 1800 sqft beautiful, BUNGALOW, w/ DBL, OVER SIZE GARAGE & SHOP (54'x40') on 108 FENCED ACRES. 25 acres Crop, 70 acres Pasture & 2 Dugouts ZONED AG, Perfect for HOME-BASED BIZ or HOBBY FARM. JUST MINUTES to Fort Sask, St. Albert & Edmonton. The spacious bungalow offers floor-to-ceiling windows complimenting the rooms w/ of natural light. Open-concept layout boasts 9ft ceilings with the main floor Living Area open to the Dining & Kitchen, new SS Appliances, corner pantry, center island & eat-up bar allow for ease of entertainment. W/B Inertia fireplace adds cozy ambiance & efficiently heats the home. Step off the kitchen to the composite deck (2024) & enjoy the peace of country living. Main floor finds generous Primary Bedroom w/ big 4pc ensuite, 2 more large Bedrooms, 4pc Main Bath & Laundry. Massive Basement w/ 9ft ceilings offers a fresh palette for your design..A/C..Dbl oversize garage w/ 9ft celings, new Epoxy floor (2025), floor drain, plumbed for heat.

Built in 2006

## **Essential Information**

MLS® #	E4452274
Price	\$1,630,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,810
Acres	108.02
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	55116 Rge Rd 234
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 2A7

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows, 9 ft. Basement Ceiling
----------	---

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Schools, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 10th, 2025

Days on Market 5

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 15th, 2025 at 4:32pm MDT