

# **\$674,900 - 37 55305 Rge Road 242, Rural Sturgeon County**

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MLS® #E4452377

**\$674,900**

5 Bedroom, 2.00 Bathroom, 1,464 sqft

Rural on 3.31 Acres

Sturgeon View, Rural Sturgeon County, AB

Walkout bungalow with million dollar view on 3.31 acres! This fully renovated 5-bedroom, 2-bathroom walkout bungalow is set on a private 3.31-acre lot with uninterrupted, panoramic views of the Sturgeon Valley. Inside, you'll find a bright open layout, classic white kitchen, roomy walk-in pantry, wood-burning fireplaces, and large windows framing the breathtaking scenery. An oversized double garage, classic 30x20 red barn, and matching pole shed provide plenty of room for storage, hobbies, or animals. The community skating rink is just down the hill for plenty of winter fun! Updates include: septic tanks, windows/doors, hot water tank, shingles on outbuildings, kitchen cabinets, appliances, washer/dryer, countertops, hardwood floors, shiplap. Located only 15 minutes from Edmonton and 17 minutes from St. Albert, this neighborhood is truly a hidden gem!

Built in 1972

## **Essential Information**

MLS® #	E4452377
Price	\$674,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,464
Acres	3.31
Year Built	1972
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	37 55305 Rge Road 242
Area	Rural Sturgeon County
Subdivision	Sturgeon View
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1Y1

### Amenities

Features	Closet Organizers, Deck, Detectors Smoke, Dugout Basement, Fire Pit, No Smoking Home, Patio, Vinyl Windows, Walkout Basement
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### Interior

Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Paved Lane, Ravine View, Rolling Land, Schools, Shopping Nearby, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 11th, 2025
Days on Market	5

## Zoning

## Zone 60

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Listing information last updated on August 16th, 2025 at 2:02am MDT