

## \$350,000 - 56223 Rge Rd 245, Rural Sturgeon County

MLS® #E4454135

**\$350,000**

3 Bedroom, 2.00 Bathroom, 1,528 sqft

Rural on 2.99 Acres

None, Rural Sturgeon County, AB

Dreaming of Acreage Living? Escape to this private, peaceful 2.99 acres, not in a subdivision, situated on level land, bordered by beautiful, mature trees. This property features a well-designed yard with a 1530 sqft Bungalow home that requires your TLC. The insulated and heated SHOP (Bay1: 34 x 15 & Bay2: 25 x 15) offers metal exterior & interior walls, cement floors, pit, 220 power and 2 shop doors, 10x14 & 10x10. In addition, the property presents a double, detached, oversized garage with a cement floor. This property is ideally located, making commuting easy...just 5km from Hwy 28. Only 10 minutes to Bon Accord, 20 minutes to the Edmonton Garrison, 25 minutes to St. Albert, 30 minutes to Edmonton's North end. Best of both worlds- close to city conveniences, yet private and quiet so that you can enjoy quiet, starry nights and nature, at its best!

Built in 1960

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454135  |
| Price          | \$350,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,528     |



|            |                        |
|------------|------------------------|
| Acres      | 2.99                   |
| Year Built | 1960                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 56223 Rge Rd 245      |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 0M2               |

### Amenities

|          |              |
|----------|--------------|
| Features | R.V. Storage |
|----------|--------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood                                              |
| Exterior Features | Flat Site, Level Land, Private Setting, Treed Lot |
| Construction      | Wood                                              |
| Foundation        | Concrete Perimeter                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 49                |
| Zoning         | Zone 60           |

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Listing information last updated on October 9th, 2025 at 3:32am MDT