# \$1,274,000 - 56220 Rge Road 231, Rural Sturgeon County

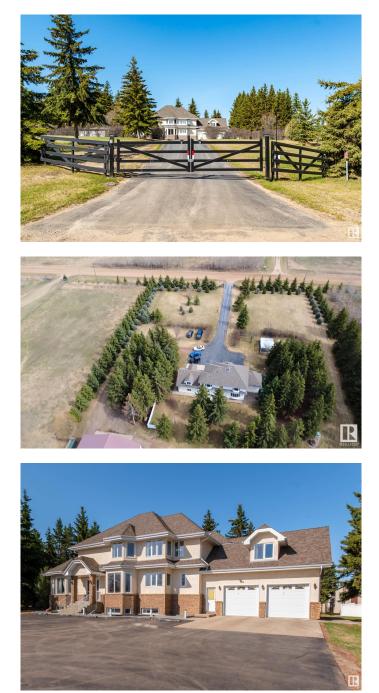
MLS® #E4432910

#### \$1,274,000

5 Bedroom, 4.50 Bathroom, 3,508 sqft Rural on 16.18 Acres

None, Rural Sturgeon County, AB

INCREDIBLE COUNTRY ESTATE PROPERTY!! Only 25 minutes from Edmonton! Situated on 16.18 ACRES (zoned AG). This impressive gated home with long paved driveway offers 3500 square feet plus a FULLY FINISHED basement. Massive SHOP & BARN! PERFECT FOR HORSE LOVERS! Trout pond too! Amazing backyard in a treed setting with beautiful panoramic country views to enjoy! Featuring a traditional style 2 storey with high ceilings & an abundance of natural light. Big eat-in country kitchen, spacious living room with gas fireplace & formal dining room. There are a total of 5 bedrooms & 5 bathrooms. Great home for generational families & those who love to entertain! \$150K has been invested in home & system upgrades. POWER-GENERATOR, water distiller, R/O system, hot water on demand, central A/C, drilled well & cistern and more! HEATED & OVERSIZED double attached garage plus RV parking! Just 10 minutes to schools, restaurants, gas station, super market & Tim Horton's. OUTSTANDING VALUE! Come see this piece of paradise today!



Built in 1998

**Essential Information** 

| MLS® #         | E4432910               |
|----------------|------------------------|
| Price          | \$1,274,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,508                  |
| Acres          | 16.18                  |
| Year Built     | 1998                   |
| Туре           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

# **Community Information**

| 56220 Rge Road 231    |
|-----------------------|
| Rural Sturgeon County |
| None                  |
| Rural Sturgeon County |
| ALBERTA               |
| AB                    |
| T0A 1N4               |
|                       |

## Amenities

| arks |
|------|
|      |

# Interior

| Interior Features | ensuite bathroom          |
|-------------------|---------------------------|
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

| Exterior          | Wood   |
|-------------------|--|
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Private Setting, Treed Lot |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

#### **Additional Information**

Date ListedApril 25th, 2025Days on Market62ZoningZone 60

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Listing information last updated on June 26th, 2025 at 8:47pm MDT