

## \$624,000 - 153 Erickson Dr, Rural Sturgeon County

MLS® #E4436457

**\$624,000**

4 Bedroom, 3.00 Bathroom, 1,473 sqft

Rural on 2.89 Acres

Woodridge\_MSTU, Rural Sturgeon County,  
AB

Welcome to this well-maintained 4-bedroom, 3-bathroom home situated on 2.89 acres in the peaceful subdivision of Woodridge. Built in 1982, this 1,473 sqft home features 3 bedrooms upstairs and 1 in the partially finished basement. The main floor includes a convenient bathroom, with additional bathrooms upstairs and in the basement. The property boasts a wraparound driveway, offering easy access and plenty of parking. The oversized 24x38ft heated triple garage includes a second-level space that can be used for anything from a workshop to woodworking or a man cave. Located just 10 minutes north of Gibbons and 30 minutes from Edmonton, this property provides the perfect balance of rural tranquility and city convenience.

Built in 1982

### Essential Information

MLS® #	E4436457
Price	\$624,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,473
Acres	2.89



Year Built	1982
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	153 Erickson Dr
Area	Rural Sturgeon County
Subdivision	Woodridge_MSTU
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N6

### Amenities

Features	Air Conditioner, Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, Parking-Extra, R.V. Storage, Skylight, Vinyl Windows, Walkout Basement, Workshop, Natural Gas BBQ Hookup
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Paved Lane
Construction	Wood
Foundation	Wood

### Additional Information

Date Listed	May 14th, 2025
Days on Market	43
Zoning	Zone 60

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