

# \$329,900 - 56430 Rge Road 263, Rural Sturgeon County

MLS® #E4455456

**\$329,900**

3 Bedroom, 2.00 Bathroom, 1,182 sqft  
Rural on 2.17 Acres

None, Rural Sturgeon County, AB

Welcome to your country retreat! This charming home sits on 2.17 acres of beautiful land that's private and fully serviced! The backyard is perfect for entertaining with a large fire pit and a spacious south-facing deck, ideal for summer BBQs. Inside, the home offers three bedrooms, two bathrooms, a bright and functional kitchen, and a cozy living room highlighted by a wood-burning stove. The primary suite feels like a retreat with a renovated ensuite featuring a large jetted tub. Recent updates include new deck, newer shingles, upgraded eavestroughs, wood stove, renovated ensuite, furnace 2024 and newer appliances. Located just minutes from the brand-new K&#9 school in Riviere Qui Barre, and only 25 minutes north of St. Albert or 15 minutes west of Morinville. This property offers the peace, privacy while keeping you close to the amenities of town.



Built in 1997

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455456  |
| Price          | \$329,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,182     |

|            |                        |
|------------|------------------------|
| Acres      | 2.17                   |
| Year Built | 1997                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 56430 Rge Road 263    |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 0X9               |

### Amenities

|          |                                                                                                        |
|----------|--------------------------------------------------------------------------------------------------------|
| Features | Carbon Monoxide Detectors, Deck, Detectors Smoke, Fire Pit, No Animal Home, Parking-Extra, See Remarks |
|----------|--------------------------------------------------------------------------------------------------------|

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | ensuite bathroom                      |
| Heating           | Forced Air-1, Wood Stove, Natural Gas |
| Stories           | 1                                     |
| Has Basement      | Yes                                   |
| Basement          | None, No Basement                     |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Flat Site, Golf Nearby, Level Land, Private Setting, Schools, Treed Lot |
| Foundation        | Block                                                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 16                |
| Zoning         | Zone 70           |

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