

## **\$479,900 - 27232 Twp Road 540, Rural Sturgeon County**

MLS® #E4426947

**\$479,900**

3 Bedroom, 2.00 Bathroom, 1,912 sqft

Rural on 2.38 Acres

None, Rural Sturgeon County, AB

2.38 ACRES OUT OF SUBDIVISION! MASSIVE SHOP! GREAT HOME! WELCOME TO 27232 TWP ROAD 540. THIS AMAZING PROPERTY IS LOCATED JUST NORTH OF SPRUCE GROVE AND JUST WEST OF ST ALBERT. THE HOME WAS BUILT IN 1979 AND HAS 1912 SQUARE FEET OF LIVING SPACE, 3 BEDROOMS, 2 BATHS, AND HAS BEEN UPGRADED. RECENT IMPROVEMENTS INCLUDE SHINGLES, PAINT AND CARPET. THE KITCHEN HAS WHITE CABINETRY, LAMINATE FLOORS, AND HAS AN L SHAPED ISLAND. DINING AREA IS OFF KITCHEN WITH SLIDING DOOR DECK ACCESS. LIVING AREA HAS A WOOD BURNING STOVE. LOWERED BONUS ROOM HAS 14 FOOT CEILINGS AND SLAB HEATING. PRIMARY BEDROOM IS KING-SIZED WITH A VINYL FEATURE WALL AND WALK-IN CLOSET. ENSUITE IS A 3 PIECE. HOME ALSO HAS 2 OTHER BEDROOMS, LAUNDRY AREA, A NEW DECK (NORTH SIDE OF HOME), AND A 3 SEASONS ROOM. SHOP IS 40X30 WITH CONCRETE FLOORS AND IS HEATED. PROPERTY IS FULLY FENCED AND PARTIALLY TREED. WATER SUPPLY IS CISTERN. SEPTIC IS TANK AND FIELD.

Built in 1979

### **Essential Information**



MLS® #	E4426947
Price	\$479,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,912
Acres	2.38
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	27232 Twp Road 540
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 2B9

### Amenities

Features	Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, Hot Tub, No Smoking Home, Parking-Extra, R.V. Storage, Television Connection, Workshop
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	See Remarks
Exterior Features	Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, View City
Construction	See Remarks

Foundation                      Concrete Perimeter, Piling

**Additional Information**

Date Listed                      March 21st, 2025

Days on Market                43

Zoning                              Zone 70

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