

## \$769,900 - 26312 Twp 565, Rural Sturgeon County

MLS® #E4427353

**\$769,900**

5 Bedroom, 3.00 Bathroom, 1,790 sqft

Rural on 16.63 Acres

None, Rural Sturgeon County, AB

Escape to tranquility on this 16.63-acre property just 12 minutes from Morinville. This charming 5-bedroom, 3-bathroom bungalow offers 1790 sq ft of living space, ideal for relaxation and productivity. Inside, an open-concept layout seamlessly blends the living, dining, and kitchen areas. Upstairs, three bedrooms, two bathrooms, and main floor laundry provide convenience. A mudroom and double oversized garage offer ample storage. Downstairs, a spacious family room, two bedrooms, a den/office, and a full bathroom await. The basement also boasts plenty of storage. Outside, enjoy the fully treed property with a 36'x50' heated shop, greenhouse, and pig barns. Recent updates include shingles (2016) and a full basement renovation in 2019. This property offers the perfect blend of convenience and seclusion, ideal for hobby farming or simply enjoying a private oasis. Seller owns surrounding farm land, willing to possibly sell with the acreage.

Built in 1983

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4427353  |
| Price     | \$769,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,790                  |
| Acres          | 16.63                  |
| Year Built     | 1983                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 26312 Twp 565         |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 2J7               |

### **Amenities**

|          |  |
|----------|--|
| Features | Deck, Greenhouse, Vaulted Ceiling, See Remarks |
|----------|--|

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Private Setting, Schools, See Remarks |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 38               |
| Zoning         | Zone 70          |

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Listing information last updated on May 2nd, 2025 at 7:02am MDT