

# **\$1,425,000 - 25509 Twp Rd 544, Rural Sturgeon County**

MLS® #E4433197

**\$1,425,000**

2 Bedroom, 2.50 Bathroom, 2,276 sqft

Rural on 40.77 Acres

None, Rural Sturgeon County, AB

Hobby Farm on Pavement “ Connected to the City of St. Albert! Nestled right off Northwest St. Albert and only a short 2-minute drive to Costco, this stunning hobby farm offers the perfect blend of country serenity and city convenience. Situated on a beautifully treed and private parcel, this property features a creek and ravine along its edge, creating a picturesque and peaceful setting. Ideal for horse lovers or hobby farmers, the land is f/f & cross-fenced, with pasture space and approximately 30 acres of seeded crops. The yard site includes a charming custom-built bungalow with a loft and a fully finished basement, complete with two fireplaces and an oversized, heated triple garage. Additional outbuildings include 2 storage sheds, barn, hay shed, & more. Zoning: AG Major Current zoning allows for up to three single-family homes on this parcel, offering future development potential or room for multigenerational living. Rare opportunity to enjoy rural living with unbeatable access to urban amenities

Built in 1990

## **Essential Information**

MLS® # E4433197

Price \$1,425,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,276
Acres	40.77
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	25509 Twp Rd 544
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1M7

### **Amenities**

Features	See Remarks
Parking Spaces	50

### **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, Creek, Cross Fenced, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 28th, 2025

Days on Market                118

Zoning                              Zone 70

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Listing information last updated on August 23rd, 2025 at 9:31pm MDT