

# \$549,900 - 55532 Rge Road 250, Rural Sturgeon County

MLS® #E4435141

## \$549,900

3 Bedroom, 1.50 Bathroom, 1,553 sqft  
Rural on 2.00 Acres

None, Rural Sturgeon County, AB

Just 5 KM from Morinville, this 2-acre property in Sturgeon County offers the perfect mix of space and potential. The highlight is the massive 60' x 40' shop—ideal for storage, hobbies, or a home-based business. The 3-bedroom, 1.5-bath home offers 2,370 sq ft of living space with 2x6 construction, an antique wood stove that stays, and approximately 70% updated windows. Set on a beautifully treed, mature lot, this property offers privacy, charm, and peaceful country living with low taxes (\$2,054/year) and quick access to town. Adding to its unique character, this property is a registered historical site and was the original location of the Frontenac School.

Built in 1950

### Essential Information

MLS® #	E4435141
Price	\$549,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,553
Acres	2.00
Year Built	1950
Type	Rural



Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	55532 Rge Road 250
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 0M8

### Amenities

Features	Exterior Walls- 2"x6", Fire Pit
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Golf Nearby, Landscaped, Level Land, Schools, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 8th, 2025
Days on Market	107
Zoning	Zone 60

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Listing information last updated on August 23rd, 2025 at 11:47am MDT