

\$425,000 - 22204 Township Road 572, Rural Sturgeon County

MLS® #E4446872

\$425,000

2 Bedroom, 1.50 Bathroom, 1,169 sqft

Rural on 11.44 Acres

None, Rural Sturgeon County, AB

Write your own story-11.44 acres where land+outbuildings allow you so much room. Currently set up for horses: barn,auto waterers,pasture, riding pen,tack shed+fencing, this corner parcel just off pavement, 8KM to Redwater, quick access to Opal Rd+Hwy 28. Quonset 50x30 accommodates storage or hobby needs, detached garage/workshop has provided place for mechanics+creative projects for years. Southfacing cared for home with: front deck, heated porch/mudroom- great place to keep your chore clothes, boots+outerwear at bay. Once indoors a full kitchen with appliance has adjacent dining where big window allows mature landscaped views outside your windowsill. Livingroom is large with plenty of natural light. 2 bedrooms,main 4 piece bath along with main floor laundry/storage hosts extra shower+ toilet. Partial basement for utilities+storage with potential as home sits on full poured concrete outer walls. Options are endless:run a business, raise animals, grow food, take in peaceful surrounding and call it home.

Built in 1977

Essential Information



MLS® #	E4446872
Price	\$425,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,169
Acres	11.44
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	22204 Township Road 572
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N5

Amenities

Features	Deck, Parking-Extra, R.V. Storage
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Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Partial, See Remarks

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Corner Lot, Cross Fenced, Fenced, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed July 10th, 2025
Days on Market 6
Zoning Zone 60

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