

\$1,850,000 - 55504 Rge Road 240, Rural Sturgeon County

MLS® #E4453235

\$1,850,000

3 Bedroom, 3.00 Bathroom, 1,537 sqft

Rural on 159.00 Acres

None, Rural Sturgeon County, AB

Endless Potential On 159 Acres. Discover The Perfect Blend Of Space, Opportunity & Country Living On This Expansive 159-Acre Property Just Minutes From Town & boasting picturesque views of downtown Edmonton. Offering 72 Acres Of Farmable Land & several ponds this Parcel Is Ideal For Those Seeking Agricultural Income, Hobby Farming, Or Simply Room To Roam. A 1995 Walkout Bungalow Sits On The Property, Ready For Your Vision & Renovations To Transform It Into The Home Of Your Dreams. Whether You™re Looking To Update, Rebuild, Or Create An Entirely New Estate, The Possibilities Are Endless. Additional Features Include A Large Shop For Equipment Storage, Workshop Space, Or Future Business Use, a 2nd residences, drill well & abundance of fruit trees/shrubs. The Land™s Layout Offers Both Open, Workable Fields And Natural Areas, Giving You Flexibility For Crops, Livestock, Or Recreation. This Is A Rare Opportunity To Own Such A Substantial Piece Of Land With A Prime Mix Of Workable Acreage And Rural Privacy.

Built in 1995

Essential Information



MLS® #	E4453235
Price	\$1,850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,537
Acres	159.00
Year Built	1995
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	55504 Rge Road 240
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 0K5

Amenities

Features	Deck, See Remarks
----------	-------------------

Interior

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

Exterior

Exterior	Wood
Exterior Features	Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed August 14th, 2025

Days on Market 7

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 21st, 2025 at 12:03pm MDT