

# **\$350,000 - 56223 Rge Rd 245, Rural Sturgeon County**

MLS® #E4454135

**\$350,000**

3 Bedroom, 2.00 Bathroom, 1,528 sqft

Rural on 2.99 Acres

None, Rural Sturgeon County, AB

Dreaming of Acreage Living? Escape to this private, peaceful 2.99 acres, not in a subdivision, situated on level land, bordered by beautiful, mature trees. This property features a well-designed yard with a 1530 sqft Bungalow home that requires your TLC, or start fresh with your own home design. The insulated and heated SHOP (Bay1: 34 x 15 & Bay2: 25 x 15) offers metal exterior & interior walls, cement floors, pit, 220 power and 2 shop doors, 10x14 & 10x10. In addition, the property presents a double, detached, oversized garage with a cement floor. This property is ideally located, making commuting easy...just 5km from Hwy 28. Only 10 minutes to Bon Accord, 20 minutes to the Edmonton Garrison, 25 minutes to St. Albert, 30 minutes to Edmonton's North end. Best of both worlds- close to city conveniences, yet private and quiet so that you can enjoy quiet, starry nights and nature, at its best!



Built in 1960

## **Essential Information**

MLS® #	E4454135
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,528
Acres	2.99
Year Built	1960
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	56223 Rge Rd 245
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 0M2

### Amenities

Features	R.V. Storage
----------	--------------

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Level Land, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 21st, 2025
Days on Market	2
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 23rd, 2025 at 6:17am MDT