

# **\$349,900 - 19, 23422 Twp Rd 582, Rural Sturgeon County**

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MLS® #E4454137

**\$349,900**

3 Bedroom, 1.00 Bathroom, 1,776 sqft

Rural on 3.66 Acres

Clearview Acres, Rural Sturgeon County, AB

Situated in a peaceful, private setting on the northern cusp of Clearview Acres, this fenced, cross-fenced 3.66 Acre parcel is tucked just beyond the mature, treed laneway. This piece of country rustic heaven offers a 1780sqft Ranch-style home with 3 Bedrooms & 1 Full Bath. Designed perfectly for everyone in the home to be able to enjoy time together, as the good-working kitchen flows into the Dining Area & cozy Living Room, accented by the wood-burning stove. Retreat to your own space at the other end of the home where the Family Room provides the perfect place for movie night & then conveniently retire for the evening. Enjoy the Outdoor Space! Starry nights & Aurora Borealis at its BEST! This property is the ideal set-up for a Hobby Farm-welcome chickens, goats, horses, etc. Landscaped, level land is fenced for the safety of small animals. Fenced off garden spot, as well. 24 x 24 Dble Detached Garage. 10 x 16 Barn. Chicken Coop/Storage. Greenhouse. Only 30 min to The Edm Garrison. 35 min to St. Albert.

Built in 1990

## **Essential Information**

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Price	\$349,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,776
Acres	3.66
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	19, 23422 Twp Rd 582
Area	Rural Sturgeon County
Subdivision	Clearview Acres
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0G 1L2

### Amenities

Features	Deck, Detectors Smoke, Greenhouse, No Smoking Home, R.V. Storage
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Landscaped, Level Land, Private Setting, Treed Lot
Construction	Wood
Foundation	Grade Beam

### Additional Information

Date Listed August 21st, 2025

Days on Market 2

Zoning Zone 60

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Listing information last updated on August 23rd, 2025 at 7:32am MDT