

\$105,000 - 35 23422 Twp Road 582, Rural Sturgeon County

MLS® #E4463283

\$105,000

0 Bedroom, 0.00 Bathroom,
Rural on 3.03 Acres

Clearview Acres, Rural Sturgeon County, AB

Spacious 3.03-acre property located in the Clearview Acres subdivision, just north of Bon Accord off Lily Lake Road (Twp Rd 582). The land is level and fully fenced with a gated entrance, offering privacy and plenty of space to enjoy rural living. The property features a 3-bedroom, 2-bath mobile home that requires some TLC, a great opportunity to renovate or rebuild to your taste. Power and gas are available at the roadway ready to be brought in to a building site, with water and sewer needing to be installed. Paved roads lead all the way to the subdivision. Whether you're looking for a country retreat or a site to build your dream home, this property offers incredible potential.



Essential Information

MLS® #	E4463283
Price	\$105,000
Bathrooms	0.00
Acres	3.03
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

This map shows two subdivisions: Clearview Acres and Braun Village. Clearview Acres is located in the upper portion of the map, bounded by 58216 Lily Lake Rd to the north and 58214 Lily Lake Rd to the south. It features a large green area labeled 'Clearview Acres' and a smaller orange area labeled '37B'. The subdivision is divided into lots numbered 1 through 50. Braun Village is located in the lower portion of the map, bounded by 58214 Lily Lake Rd to the north and 58126 Lily Lake Rd to the south. It features a large green area labeled 'Braun Village' and a smaller orange area labeled '55'. The subdivision is divided into lots numbered 1 through 50. The map also shows surrounding roads: 58216 Lily Lake Rd, 58214 Lily Lake Rd, 58126 Lily Lake Rd, 23414 Twp Rd 582, and 158222 Rge Rd 234. A north arrow is located in the upper right corner. A scale bar is located in the lower right corner.

Exterior Features Level Land

Date Listed October 23rd, 2025

Days on Market 4

Zoning Zone 60

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Listing information last updated on October 27th, 2025 at 7:02pm MDT

