# \$1,097,000 - 56221 Rge Rd 242, Rural Sturgeon County

MLS® #E4420347

## \$1,097,000

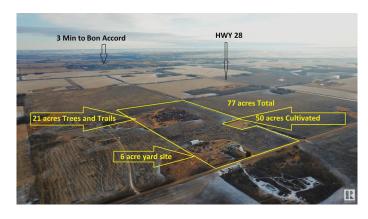
7 Bedroom, 4.00 Bathroom, 3,720 sqft Rural on 77.00 Acres

None, Rural Sturgeon County, AB

THE BEST OF IT ALL!!! 77 Acres just 16 MIN FROM EDMONTON and only 3 Min to Schools in Bon Accord only 1KM OFF THE PAVEMENT. Land covers all aspects with 50 acres for PRODUCING CROPS, 21 acres of TREES AND TRAILS FULL OF WILDLIFE and 6 acre yard site. Home was BUILT TO LAST FOREVER and Ultra Efficient! INSULATED CONCRETE WALLS wrapped in Hardie board siding and topped with a tin roof! DRILLED WELL PRODUCES GREAT water and septic is only a few years old. 6 Bedrooms and 5 bathrooms, plus PRIVATE OFFICE with a fully finished basement. DESIGNER KITCHEN MADE FOR BIG FAMILY LIVING! Farmhouse sink with a view, endless cabinets and drawers, Island with sink and lots of seating plus 2 Walk in pantry's. Home is FILLED WITH NATURAL LIGHT and a view from every window! GARAGE HAS A NEW ROOF with a sea can added to extra storage. 65X100 COLD STORAGE BUILDING will hold all your toys and then some. Garden with Greenhouse, Fruit trees and Shrubs, Hot Tub, Firepit, plus more. MOVE IN READY and Flexible Possession.







Built in 2017

### **Essential Information**

MLS® #

E4420347

Price \$1,097,000

7

Bedrooms

Bathrooms 4.00

Full Baths 3

Half Baths 2

Square Footage 3,720

Acres 77.00

Year Built 2017

Type Rural

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 56221 Rge Rd 242

Area Rural Sturgeon County

Subdivision None

City Rural Sturgeon County

County ALBERTA

Province AB

Postal Code T0A 0K3

## **Amenities**

Features Ceiling 9 ft., Deck, Greenhouse, Hot Tub, Vinyl Windows, Workshop,

Green Building

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-2, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior ICFs (Insulated Concrete Forms)

Exterior Features Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Landscaped

Construction ICFs (Insulated Concrete Forms)

Foundation Insulated Concrete Form

### **Additional Information**

Date Listed February 5th, 2025

Days on Market 85

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 May 1st, 2025 at 12:32pm MDT