

# \$254,900 - 46 23319 Twp Road 572, Rural Sturgeon County

MLS® #E4431277

**\$254,900**

3 Bedroom, 2.00 Bathroom, 1,184 sqft

Rural on 3.01 Acres

Golden Heights, Rural Sturgeon County, AB

Located just 10 minutes north of Gibbons and 30 minutes from Edmonton, this 3-bedroom mobile home sits on a spacious 3-acre lot in the quiet subdivision of Golden Heights. The home features a functional layout with a kitchen and living room at the center. The primary bedroom includes a 4-piece ensuite, while the two additional bedrooms and another 4-piece bath are located at the opposite end—perfect for added privacy. While the home could use some updates and TLC, there's great potential to make it your own. The property also includes a double detached garage that is insulated and heated, though it will need new shingles. With plenty of space for a large garden, outdoor projects, or simply enjoying the peace and quiet, this is a great opportunity to escape the city and enjoy country living at an affordable price.

Built in 1989

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431277  |
| Price      | \$254,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,184                  |
| Acres          | 3.01                   |
| Year Built     | 1989                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 46 23319 Twp Road 572 |
| Area        | Rural Sturgeon County |
| Subdivision | Golden Heights        |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 1N5               |

### Amenities

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Landscaped, Vegetable Garden |
| Foundation        | Block                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 60          |

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Listing information last updated on May 1st, 2025 at 4:47pm MDT