

# \$3,250,000 - 54320 Hwy 2, Rural Sturgeon County

MLS® #E4439870

**\$3,250,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

None, Rural Sturgeon County, AB

Prime 40-Acre Development Opportunity on St. Albert Trail Exceptional chance to own 40 acres along the high-traffic St. Albert Trail corridor. This land is positioned for future Highway Commercial, Highway Retail, and Residential development, making it an ideal holding property with massive upside. Located directly across from St. Albert Dodge, this site is surrounded by major ongoing developments to the east and south. Property Highlights: 2,500 sq ft bungalow with triple attached drive-thru garage Heated barn and five shops, including a 72' x 150' structure with a fully contained 1-bedroom suite Flat, usable land with high visibility and direct access to a major arterial route Live comfortably now, develop later or hold for long-term appreciation. Either way, this is a strategic investment in one of the fastest-growing regions around.



## Essential Information

MLS® #	E4439870
Price	\$3,250,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

## Community Information

Address	54320 Hwy 2
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1T1

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	82
Zoning	Zone 24

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 6:32pm MDT