

\$1,699,000 - 55116 Rge Rd 234, Rural Sturgeon County

MLS® #E4441635

\$1,699,000

3 Bedroom, 2.00 Bathroom, 1,810 sqft

Rural on 108.02 Acres

None, Rural Sturgeon County, AB

LOCATION! LOCATION! ONE-OWNER, CUSTOM BUILT, 1800 sqft beautiful, BUNGALOW, w/ DBL, OVER SIZE GARAGE & SHOP (54'x40') on 108.02 ACRES, Zoned AG, just minutes from Fort Sask. & Edmonton. Step into this spacious home where floor-to-ceiling windows compliment the room w/ an abundance of natural light. Open-concept layout boasts 9ft ceilings with the main floor Living Area open to the Dining & Kitchen, new SS Appliances, corner pantry, center island & eat-up bar allow for ease of entertainment. Wood Burning Inertia fireplace adds cozy ambiance & efficiently heats the home. Step off the kitchen to the composite deck (2024) & enjoy the peace of country living. Main floor finds generous Primary Bedroom w/ big 4pc ensuite, 2 more large Bedrooms, 4pc Main Bath & Laundry. Massive Basement w/ 9ft ceilings offers a fresh palette for your design...A/C...Dbl oversize garage finds 9ft celings, new Epoxy floor (2025), floor drain, plumbed for heat. Of the fenced 108 acres, 25 acres Crop & 70 acres Pasture & 2 Dugouts .

Built in 2006

Essential Information

MLS® # E4441635

Price \$1,699,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,810 |
| Acres | 108.02 |
| Year Built | 2006 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 55116 Rge Rd 234 |
| Area | Rural Sturgeon County |
| Subdivision | None |
| City | Rural Sturgeon County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8T 2A7 |

Amenities

| | |
|----------|---|
| Features | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows, 9 ft. Basement Ceiling |
|----------|---|

Interior

| | |
|-------------------|-----------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Propane |
| Fireplace | Yes |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Cross Fenced, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Schools, Treed Lot, Vegetable Garden |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 11th, 2025

Days on Market 4

Zoning Zone 60

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Listing information last updated on June 15th, 2025 at 10:47am MDT