

\$869,000 - 55117 Rge Road 263, Rural Sturgeon County

MLS® #E4447601

\$869,000

5 Bedroom, 3.50 Bathroom, 1,668 sqft

Rural on 3.48 Acres

None, Rural Sturgeon County, AB

Spacious Bungalow on 3.48 Private Acres â€” Just 15 Minutes from St. Albert! Enjoy peaceful country living with city convenience in this large bungalow. Recent upgrades include a high-efficiency furnace, hot water tank, and shingles on the house. You'll love the garage space with both a triple attached and a triple detached garageâ€”perfect for vehicles, hobbies, or storage. The main floor offers 3 bedrooms, including a spacious primary with walk-in closet and 4-piece ensuite, plus a 4-piece main bath and a convenient 2-piece bath off the back entry. The bright and open layout features a large kitchen with island, dining area, living room with a cozy gas fireplace, and main floor laundry. The finished basement adds 2 more bedrooms, a large family room with a wood-burning fireplace, 4-piece bathroom, den, and mechanical room with extra storage. Enjoy plenty of outdoor space for gardening or relaxingâ€”all in a private and serene setting. A fantastic opportunity just outside the city!

Built in 2008

Essential Information

MLS® # E4447601

Price \$869,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,668
Acres	3.48
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	55117 Rge Road 263
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 1P4

Amenities

Features	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, No Smoking Home
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Creek, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed July 14th, 2025

Days on Market 1

Zoning Zone 70

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