

# **\$1,400,000 - 1, 24430 Twp Rd 552, Rural Sturgeon County**

MLS® #E4401362

**\$1,400,000**

4 Bedroom, 1.50 Bathroom, 1,399 sqft

Rural on 136.40 Acres

None, Rural Sturgeon County, AB

An exceptional Multi-Generational FARM property 10 mins North of Edmonton. First quarter bordering the Hamlet of Carbondale, a combination of TOP TIER farmland, a TREED RAVINE & Little Egg CREEK running through it! Farmstead is approx 3.5 acres of PRISTINE property w/ mature treed wind breaks on both sides. A rock solid 2 Storey home featuring 3 bedrooms, 1.5 baths, partially finished basement w/ a den, cold storage & utility room. UPGRADED kitchen, NEWER shingles, VINYL WINDOWS on main/upper floor plus INSULATION UPGRADES make for a cozy home. An outstanding TRIPLE GARAGE is insulated and heated. Additional buildings include a single garage, SHED, amazing condition hip roof BARN with steel roof and hayloft (never had animals in it), GRAINERIES plus a lean too shed for MACHINERY STORAGE. Approx 103 acres are FARMABLE! Farm your own grain or RENT OUT the farm land for additional income! Owner has not subdivided and could make for a great future investment! Close to the city, this property has it all!

Built in 1950

## **Essential Information**



MLS® #	E4401362
Price	\$1,400,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,399
Acres	136.40
Year Built	1950
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1, 24430 Twp Rd 552
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1P7

### **Amenities**

Features	Parking-Extra, Vinyl Windows, See Remarks
Parking Spaces	8

### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Private Setting, Schools, Shopping Nearby, View City, See Remarks, Rail Services Nearby, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 9th, 2024  
Days on Market      285  
Zoning                Zone 60

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