

\$1,274,000 - 56220 Rge Road 231, Rural Sturgeon County

MLS® #E4432910

\$1,274,000

5 Bedroom, 4.50 Bathroom, 3,508 sqft

Rural on 16.18 Acres

None, Rural Sturgeon County, AB

INCREDIBLE COUNTRY ESTATE PROPERTY!! Only 25 minutes from Edmonton! Situated on 16.18 ACRES (zoned AG). This impressive gated home with long paved driveway offers 3500 square feet plus a **FULLY FINISHED** basement. Massive **SHOP & BARN!** **PERFECT FOR HORSE LOVERS!** Trout pond too! Amazing backyard in a treed setting with beautiful panoramic country views to enjoy! Featuring a traditional style 2 storey with high ceilings & an abundance of natural light. Big eat-in country kitchen, spacious living room with gas fireplace & formal dining room. There are a total of 5 bedrooms & 5 bathrooms. Great home for generational families & those who love to entertain! \$150K has been invested in home & system upgrades. **POWER-GENERATOR**, water distiller, R/O system, hot water on demand, central A/C, drilled well & cistern and more! **HEATED & OVERSIZED** double attached garage plus RV parking! Just 10 minutes to schools, restaurants, gas station, super market & Tim Horton's. **OUTSTANDING VALUE!** Come see this piece of paradise today!

Built in 1998

Essential Information



MLS® #	E4432910
Price	\$1,274,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,508
Acres	16.18
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	56220 Rge Road 231
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N4

Amenities

Features	See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed April 25th, 2025
Days on Market 25
Zoning Zone 60

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