

# \$89,900 - 33 Edouard Road, Rural Sturgeon County

MLS® #E4437870

**\$89,900**

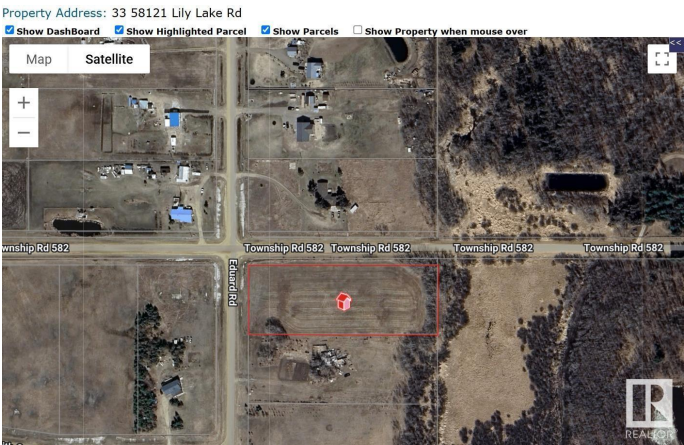
0 Bedroom, 0.00 Bathroom,  
Rural on 3.02 Acres

Braun Village, Rural Sturgeon County, AB

Beautiful 3.02-Acre Corner Lot in Braun Village  
“ Sturgeon County, Alberta Welcome to your  
opportunity to own a lovely 3.02-acre corner  
parcel in the peaceful community of Braun  
Village, located in scenic Sturgeon County.  
This raw, unspoiled land offers the perfect  
canvas for your dream homestead, hobby  
farm, workshop”or whatever your  
country-living vision may be. Surrounded by  
lush greenery and expansive skies, this  
property is ideal for families seeking space,  
freedom, and fresh air. Services are available  
at the road, making development simple and  
convenient. Whether you’re looking to  
build a cozy country home or need room for  
animals, projects, or play, this lot checks all  
the boxes. Situated less than 1 km from the  
Opal Conservation Area, nature lovers will  
appreciate the quick access to trails, wildlife,  
and all the tranquility rural life has to offer.

## Essential Information

MLS® #	E4437870
Price	\$89,900
Bathrooms	0.00
Acres	3.02
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active



## Community Information

Address	33 Edouard Road
Area	Rural Sturgeon County
Subdivision	Braun Village
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0G 1L0

## Exterior

Exterior Features    Corner Lot, Flat Site, See Remarks

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	70
Zoning	Zone 60

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Listing information last updated on July 31st, 2025 at 9:47am MDT