

# \$899,000 - 23 55305 Rge Road 242, Rural Sturgeon County

MLS® #E4445312

**\$899,000**

5 Bedroom, 3.00 Bathroom, 2,497 sqft

Rural on 3.17 Acres

Sturgeon View, Rural Sturgeon County, AB

Welcome to your dream home in Sturgeon View! This 2,500 sq ft bi-level sits on 3.17 private, scenic acres just 12 mins from Anthony Henday. The chef's kitchen features a 6-burner cooktop, tons of counter space, and a breakfast bar for 4. Enjoy vaulted ceilings, a massive brick fireplace, and 5 spacious bedrooms—3 up, 2 down—perfect for family living. Step outside to a giant rear deck with a hot tub, ideal for relaxing or entertaining. The dream shop has 220V, front and rear drive access, and room for 2 car hoists—perfect for hobbyists or pros. A 12x20 metal shed adds even more storage. There's ample space to park your RV, trailers, and all your toys. With incredible views, total privacy, and quick access to the city, this home blends peaceful country living with ultimate functionality and convenience. Don't miss this rare opportunity! Some pictures are virtually stages

Built in 1978

## Essential Information

MLS® #	E4445312
Price	\$899,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	2,497
Acres	3.17
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	23 55305 Rge Road 242
Area	Rural Sturgeon County
Subdivision	Sturgeon View
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T5E 5S7

### Amenities

Features	Air Conditioner, Deck, Detectors Smoke, Hot Tub, Hot Water Natural Gas, No Smoking Home, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Rooftop Deck/Patio
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Hillside, No Back Lane, Playground Nearby, Ravine View, River Valley View, Schools
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 2nd, 2025
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Days on Market 8

Zoning Zone 60

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Listing information last updated on July 10th, 2025 at 4:47pm MDT