

# **\$614,900 - 153 Erickson Drive, Rural Sturgeon County**

MLS® #E4446322

**\$614,900**

4 Bedroom, 3.00 Bathroom, 1,473 sqft

Rural on 2.89 Acres

Woodridge\_MSTU, Rural Sturgeon County, AB

Welcome to this well-maintained 4-bedroom, 3-bathroom home situated on 2.89 acres in the peaceful subdivision of Woodridge. Built in 1982, this 1,473 sqft home has a lot to offer. The main floor includes a conveniently located bathroom, kitchen, dining room, office and living room area. The upper floor looks out over the lower level and features 3 bedrooms and a bathroom. The basement has been partially finished with a bedroom, bathroom and large rec room area. The property boasts a wraparound driveway, offering easy access and plenty of parking. There is an oversized 24x38ft heated triple garage which has a second-level space that can be used for anything from a workshop to woodworking or a man cave. Located just 10 minutes north of Gibbons and 30 minutes from Edmonton, this property provides the perfect balance of rural tranquility and city convenience. The property also has fenced corrals that are perfect for the animal lovers!!

Built in 1982

## **Essential Information**

MLS® # E4446322

Price \$614,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,473
Acres	2.89
Year Built	1982
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	153 Erickson Drive
Area	Rural Sturgeon County
Subdivision	Woodridge_MSTU
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N6

### Amenities

Features	Air Conditioner, Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, Parking-Extra, R.V. Storage, Skylight, Vinyl Windows, Walkout Basement, Workshop, Natural Gas BBQ Hookup
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Paved Lane
Construction	Wood
Foundation	Wood

### Additional Information

Date Listed	July 7th, 2025
Days on Market	18

## Zoning

## Zone 60

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Listing information last updated on July 25th, 2025 at 10:18am MDT