

# \$255,000 - 314 55230 Rge Road 10, Rural Sturgeon County

MLS® #E4440500

**\$255,000**

2 Bedroom, 0.50 Bathroom, 533 sqft

Rural on 0.48 Acres

Pine Sands, Rural Sturgeon County, AB

Private Treed Double Lot!! Escape to this secluded double lot nestled in the trees at Sandy Beach, offering the perfect blend of privacy and potential. This quiet, peaceful property includes a fully furnished 2 bedroom, 1 bathroom trailer. Enjoy outdoor living around the massive fire pit, or retreat to the heated shop, ideal as a poker room or cozy gathering space. Additional features include a shower house, two storage sheds, a woodshed, and RV hookups for guests. A running motorhome is also included, perfect for extra space or future adventures. Whether you're looking for a weekend getaway, a full-time retreat, or a beautiful lot to build your dream cabin or home, this property offers endless possibilities.

Built in 1972

## Essential Information

MLS® #	E4440500
Price	\$255,000
Bedrooms	2
Bathrooms	0.50
Half Baths	1
Square Footage	533
Acres	0.48
Year Built	1972



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	314 55230 Rge Road 10
Area	Rural Sturgeon County
Subdivision	Pine Sands
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 0K4

### Amenities

Features	Air Conditioner, Fire Pit, Front Porch, Lake Privileges
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### Interior

Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior Features	Corner Lot, Lake Access Property, Recreation Use, Treed Lot
Foundation	See Remarks

### Additional Information

Date Listed	June 5th, 2025
Days on Market	93
Zoning	Zone 74

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Listing information last updated on September 6th, 2025 at 8:02am MDT