

## \$417,500 - 615 Ash Street, Rural Sturgeon County

MLS® #E4443258

**\$417,500**

3 Bedroom, 1.50 Bathroom, 1,377 sqft

Rural on 0.21 Acres

Pine Sands, Rural Sturgeon County, AB

Welcome to your private country oasis in the peaceful community of Pine Sands! This charming, well-maintained, 2-storey, 3-bedroom, 2 bath home sits on a spacious corner lot in a quiet cul-de-sac, offering exceptional privacy and a serene view of nearby Sandy Lake. Step inside to a warm, bright interior featuring vaulted ceilings, large windows, and a cozy dual wood and gas burning fireplace—perfect for relaxing or entertaining year-round. A welcoming deck off the dining area gives access to the ultimate escape setting. The heated double-attached garage provides plenty of room for your vehicles and toys, plus there's ample space on this property to park the RV. Whether you're enjoying morning coffee in the sunshine or evenings by the fire, this home offers the perfect blend of comfort and nature with tranquil outdoor surroundings. Conveniently located close to school bus routes and highway access, with a paved road right to your driveway. A true gem in a desirable lake community!

Built in 1997

### Essential Information

MLS® # E4443258

Price \$417,500



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,377
Acres	0.21
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	615 Ash Street
Area	Rural Sturgeon County
Subdivision	Pine Sands
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0G 0J0

### **Amenities**

Features	Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling
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### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Boating, Corner Lot, Cul-De-Sac, Fenced, Flat Site, Lake Access Property, Landscaped, No Through Road
Construction	Wood
Foundation	Slab

### **Additional Information**

Date Listed June 19th, 2025

Days on Market 19

Zoning Zone 74

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Listing information last updated on July 8th, 2025 at 3:02am MDT