

# **\$1,050,000 - 56203 Rge Road 230, Rural Sturgeon County**

---

MLS® #E4443373

**\$1,050,000**

5 Bedroom, 3.00 Bathroom, 1,928 sqft

Rural on 2.35 Acres

None, Rural Sturgeon County, AB

Stunning hillside bungalow on 2.35 acres with pavement right to your driveway, just 5 minutes to Gibbons and 15 minutes to Fort Saskatchewan, all outside of a subdivision! This beautifully maintained home offers 5 bedrooms in total, with 3 on the main floor including a spacious primary suite featuring a walk-in closet and luxurious 5-piece ensuite. The bright and open main level includes a large front foyer, seamless flow from the kitchen to the living room with gas fireplace, a dining area with access to the covered balcony, a huge walk-in pantry, main floor laundry, central A/C, and a 4-piece bath. A wide staircase leads to the fully finished walkout basement with 2 more bedrooms, a 4-piece bath, large rec room, and abundant storage. Enjoy incredible parking and workspace with a heated double attached garage plus a massive 30x42 heated shop. Everything is done, just move in and enjoy peaceful country living!

Built in 2008

## **Essential Information**

MLS® #	E4443373
Price	\$1,050,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,928
Acres	2.35
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	56203 Rge Road 230
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### Amenities

Features	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Insulation-Upgraded, No Smoking Home, Vinyl Windows, Walkout Basement
----------	---

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Hillside, Landscaped, Private Setting, River View
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 18th, 2025

Days on Market 80

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 6th, 2025 at 8:32am MDT