

# **\$799,000 - 57021 Rge Road 213, Rural Sturgeon County**

MLS® #E4446169

**\$799,000**

3 Bedroom, 2.00 Bathroom, 2,223 sqft

Rural on 160.00 Acres

None, Rural Sturgeon County, AB

160 +/- Acres of mostly Pasture land with \$21,144.00+/- in yearly lease revenue. The 2223 sq/ft home is on a newer foundation. The Main Floor has the Primary Bedroom, Two Bathrooms, Two Kitchens, and Living room. The Upper Level has Two more Bedrooms, with Two other rooms that can be used as bedrooms. The Basement is Unfinished holds Two Furnaces, is plumbed for in-floor heat, and ready to be taken in any direction. This property could tend to many different uses with lots of trees for privacy and wildlife. Pasture Available Immediately and No Animals have been on the land in 2025. 160 acres across road available as well. Close proximity to Fort Saskatchewan and Redwater. Escape the city with potential to live cost-free. Rent the land for pasture and current oil lease to cover mortgage, utilities, insurance, and taxes. Large house with a metal roof on a solid foundation with a massive basement offering loads of potential for a growing family. Work in industrial heartland being just minutes to Nutrien!

Built in 1951

## **Essential Information**

MLS® # E4446169

Price \$799,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,223
Acres	160.00
Year Built	1951
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	57021 Rge Road 213
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 2W0

### **Amenities**

Features	See Remarks
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### **Interior**

Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 5th, 2025
Days on Market	63
Zoning	Zone 60

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Listing information last updated on September 6th, 2025 at 11:17am MDT