

## \$599,000 - 57022 Rge Road 213, Rural Sturgeon County

MLS® #E4446170

**\$599,000**

2 Bedroom, 1.00 Bathroom, 639 sqft

Rural on 160.00 Acres

None, Rural Sturgeon County, AB

160+/- Acres of mostly pasture land with \$7132+/- per year in oil lease revenue. A 639 sq/ft home is also on the property with Two Bedrooms, Bathroom, Kitchen, and Livingroom. 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. Utilities are in place with a big yard to build on! Work in industrial heartland being just minutes to Nutrien!

Built in 1930

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4446170               |
| Price          | \$599,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 639                    |
| Acres          | 160.00                 |
| Year Built     | 1930                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 57022 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 |
|----------|-------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood                           |
| Exterior Features | Fenced, Treed Lot, See Remarks |
| Construction      | Wood                           |
| Foundation        | Concrete Perimeter             |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 110            |
| 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 October 23rd, 2025 at 8:47am MDT