

## \$640,000 - N/A, Rural Sturgeon County

MLS® #E4451652

**\$640,000**

9 Bedroom, 3.00 Bathroom, 3,531 sqft

Rural on 11.69 Acres

None, Rural Sturgeon County, AB

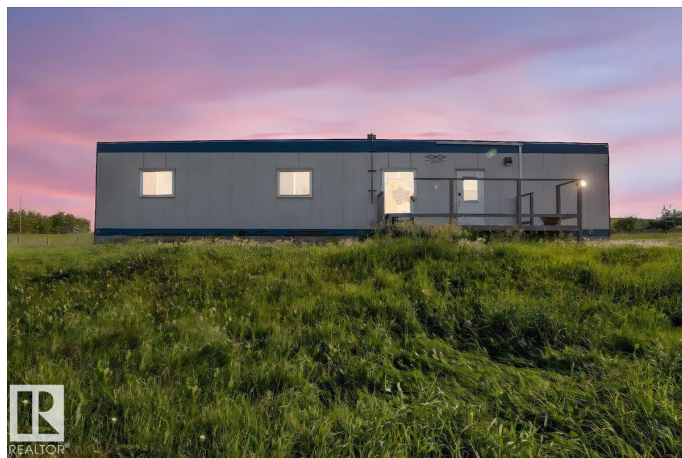
Unique opportunity on 11.69 acres, perfect for hobbyists or home-based ventures.

Conveniently located just 5 minutes from Gibbons and Hwy 28A. Includes two large commercial size shops—one with a loading bay, the other with a mezzanine ideal for office or storage—each with 200-amp power. The property features five BMR-style mobile homes joined together all have AC, offering 9 bedrooms, 3 bathrooms, and 3,530 sq ft of fully serviced, single-level living space. Drilled wells, this flexible setup suits both lifestyle and light business use.

Built in 1975

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451652               |
| Price          | \$640,000              |
| Bedrooms       | 9                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 3,531                  |
| Acres          | 11.69                  |
| Year Built     | 1975                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | N/A                   |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 1N0               |

## Amenities

|          |                                                               |
|----------|---------------------------------------------------------------|
| Features | Detectors Smoke, R.V. Storage, Workshop, Exterior Walls 2"x8" |
|----------|---------------------------------------------------------------|

## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Flat Site, No Back Lane, Not Fenced, Schools |
| Foundation        | Block                                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 31               |
| Zoning         | Zone 60          |

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Listing information last updated on September 6th, 2025 at 12:32am MDT