

Courtesy Of Lisa Hewitt Of NOW Real Estate Group

\$1,590,000 - 55116 Rge Rd 234, Rural Sturgeon County

MLS® #E4452274

\$1,590,000

3 Bedroom, 2.00 Bathroom, 1,810 sqft

Rural on 108.02 Acres

None, Rural Sturgeon County, AB

LOCATION! LOCATION! ONE-OWNER, CUSTOM BUILT, 1800 sqft beautiful, BUNGALOW, w/ DBL, OVER SIZE GARAGE & SHOP (54'x40') on 108 FENCED ACRES. 25 acres Crop, 70 acres Pasture & 2 Dugouts ZONED AG, Perfect for HOME-BASED BIZ or HOBBY FARM. JUST MINUTES to Fort Sask, St. Albert & Edmonton. The spacious bungalow offers floor-to-ceiling windows complimenting the rooms w/ of natural light. Open-concept layout boasts 9ft ceilings with the main floor Living Area open to the Dining & Kitchen, new SS Appliances, corner pantry, center island & eat-up bar allow for ease of entertainment. W/B Inertia fireplace adds cozy ambiance & efficiently heats the home. Step off the kitchen to the composite deck (2024) & enjoy the peace of country living. Main floor finds generous Primary Bedroom w/ big 4pc ensuite, 2 more large Bedrooms, 4pc Main Bath & Laundry. Massive Basement w/ 9ft ceilings offers a fresh palette for your design..A/C..Dbl oversize garage w/ 9ft celings, new Epoxy floor (2025), floor drain, plumbed for heat.

Built in 2006

Essential Information

MLS® #	E4452274
Price	\$1,590,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,810
Acres	108.02
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	55116 Rge Rd 234
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 2A7

Amenities

Features	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows, 9 ft. Basement Ceiling
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Schools, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed August 10th, 2025

Days on Market 74

Zoning Zone 60

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Listing information last updated on October 23rd, 2025 at 1:17pm MDT