

# **\$1,274,000 - 56220 Rge Road 231, Rural Sturgeon County**

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MLS® #E4432910

**\$1,274,000**

5 Bedroom, 4.50 Bathroom, 3,508 sqft

Rural on 16.18 Acres

None, Rural Sturgeon County, AB

**INCREDIBLE COUNTRY ESTATE PROPERTY!!** Only 25 minutes from Edmonton! Situated on 16.18 ACRES (zoned AG). This impressive gated home with long paved driveway offers 3500 square feet plus a **FULLY FINISHED** basement. Massive **SHOP & BARN!** **PERFECT FOR HORSE LOVERS!** Trout pond too! Amazing backyard in a treed setting with beautiful panoramic country views to enjoy! Featuring a traditional style 2 storey with high ceilings & an abundance of natural light. Big eat-in country kitchen, spacious living room with gas fireplace & formal dining room. There are a total of 5 bedrooms & 5 bathrooms. Great home for generational families & those who love to entertain! \$150K has been invested in home & system upgrades. **POWER-GENERATOR**, water distiller, R/O system, hot water on demand, central A/C, drilled well & cistern and more! **HEATED & OVERSIZED** double attached garage plus RV parking! Just 10 minutes to schools, restaurants, gas station, super market & Tim Horton's. **OUTSTANDING VALUE!** Come see this piece of paradise today!

Built in 1998

## **Essential Information**



MLS® #	E4432910
Price	\$1,274,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,508
Acres	16.18
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	56220 Rge Road 231
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N4

### Amenities

Features	See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 25th, 2025  
Days on Market       72  
Zoning                 Zone 60

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