

\$519,700 - 55202 Rr 230, Rural Sturgeon County

MLS® #E4455019

\$519,700

0 Bedroom, 0.00 Bathroom,
Rural on 10.89 Acres

None, Rural Sturgeon County, AB

RARE OPPORTUNITY – 10.89 ACRES!

Ideally located just minutes from Edmonton, Fort Saskatchewan and Gibbons, prime acreage offers incredible potential for country living with room to grow. Only one mile off pavement, the property has services at the road and the option to tie into the municipal waterline that runs along the south boundary. The land is level, fully fenced and cross-fenced, and features a year-round dugout. Ready for a variety of uses. Zoned AG-Minor, the parcel allows for up to 2 accessory dwelling units, shop of up to 5,000 square feet, and both Level 1 and Level 2 home-based businesses. Agricultural possibilities are endless whether you're envisioning an equestrian facility, market garden, or space for landscaping or contractor services. This is the perfect place to build your dream home, establish your business, enjoy the freedom of nearly 11 acres. Fort In View Golf Course is just 3 minutes down the road



Essential Information

MLS® #	E4455019
Price	\$519,700
Bathrooms	0.00
Acres	10.89
Type	Rural

Sub-Type Vacant Lot/Land
Status Active

Community Information

Address 55202 Rr 230
Area Rural Sturgeon County
Subdivision None
City Rural Sturgeon County
County ALBERTA
Province AB
Postal Code T8L 2N9

Exterior

Exterior Features Cross Fenced, Fenced, Golf Nearby, Level Land, Schools, Shopping Nearby, Treed Lot

Additional Information

Date Listed August 28th, 2025
Days on Market 67
Zoning Zone 60

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Listing information last updated on November 3rd, 2025 at 1:02pm MST