

# **\$519,999 - 23005 Twp Road 572, Rural Sturgeon County**

MLS® #E4459899

**\$519,999**

5 Bedroom, 2.00 Bathroom, 1,276 sqft

Rural on 10.20 Acres

Austin Acres, Rural Sturgeon County, AB

Get your horses ready for their new home on 10.2 acres in Austin Acres. Located just 12 km north of Gibbons, this property is set up with cross fencing, outdoor riding arena, red barn with metal roof/siding, 4 stalls, tack room and loft for hay, new water hydrant and watering bowl. Enter this 1200+sq ft country home and find a freshly painted mud room. A couple steps up is the kitchen with white cabinets, stainless appliances, corian counters and a cozy eating area. A french door leads into the living room, accented with original hardwood floors and electric fireplace. Primary bedroom holds a king size suite with electric fireplace. Enjoy the updated 4 piece bath and two more bedrooms on this level. Downstairs has a newly finished 3 piece bath, 2 more bedrooms, large laundry room and a cozy family entertainment area. Also included - chicken coop, metal workshop with wood heater and tool shed.

Built in 1955

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4459899  |
| Price      | \$519,999 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,276                  |
| Acres          | 10.20                  |
| Year Built     | 1955                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 23005 Twp Road 572    |
| Area        | Rural Sturgeon County |
| Subdivision | Austin Acres          |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 1N5               |

### Amenities

|          |                                                           |
|----------|-----------------------------------------------------------|
| Features | Air Conditioner, Deck, Dog Run-Fenced In, No Smoking Home |
|----------|-----------------------------------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                     |
| Exterior Features | Backs Onto Park/Trees, Cross Fenced, Environmental Reserve, Fenced, Flat Site, Fruit Trees/Shrubs, Level Land, Low Maintenance Landscape |
| Construction      | Wood                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 47                   |
| Zoning         | Zone 60              |

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