

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

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      52  
Zoning                Zone 60

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Listing information last updated on June 16th, 2025 at 11:18am MDT