

\$89,900 - 33 Edouard Road, Rural Sturgeon County

MLS® #E4437870

\$89,900

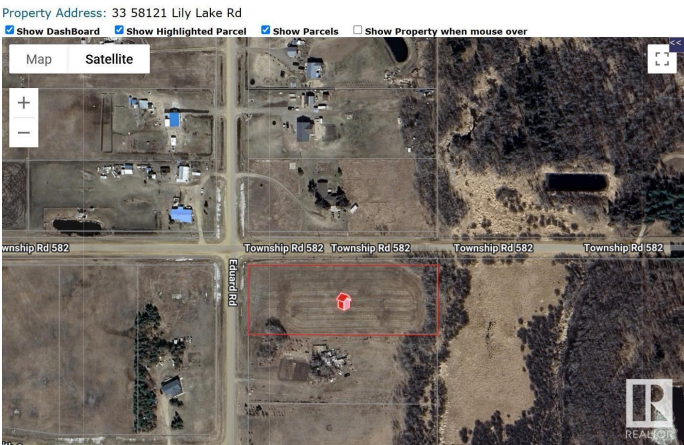
0 Bedroom, 0.00 Bathroom,
Rural on 3.02 Acres

Braun Village, Rural Sturgeon County, AB

Beautiful 3.02-Acre Corner Lot in Braun Village
“ Sturgeon County, Alberta Welcome to your
opportunity to own a lovely 3.02-acre corner
parcel in the peaceful community of Braun
Village, located in scenic Sturgeon County.
This raw, unspoiled land offers the perfect
canvas for your dream homestead, hobby
farm, workshop”or whatever your
country-living vision may be. Surrounded by
lush greenery and expansive skies, this
property is ideal for families seeking space,
freedom, and fresh air. Services are available
at the road, making development simple and
convenient. Whether you™re looking to
build a cozy country home or need room for
animals, projects, or play, this lot checks all
the boxes. Situated less than 1 km from the
Opal Conservation Area, nature lovers will
appreciate the quick access to trails, wildlife,
and all the tranquility rural life has to offer.

Essential Information

MLS® #	E4437870
Price	\$89,900
Bathrooms	0.00
Acres	3.02
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active



Community Information

Address	33 Edouard Road
Area	Rural Sturgeon County
Subdivision	Braun Village
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0G 1L0

Exterior

Exterior Features Corner Lot, Flat Site, See Remarks

Additional Information

Date Listed	May 22nd, 2025
Days on Market	87
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 12:47am MDT