

# **\$1,097,000 - 56221 Rge Rd 242, Rural Sturgeon County**

MLS® #E4420347

**\$1,097,000**

7 Bedroom, 4.00 Bathroom, 3,720 sqft

Rural on 77.00 Acres

None, Rural Sturgeon County, AB

THE BEST OF IT ALL!!! 77 Acres just 16 MIN FROM EDMONTON and only 3 Min to Schools in Bon Accord only 1KM OFF THE PAVEMENT. Land covers all aspects with 50 acres for PRODUCING CROPS, 21 acres of TREES AND TRAILS FULL OF WILDLIFE and 6 acre yard site. Home was BUILT TO LAST FOREVER and Ultra Efficient! INSULATED CONCRETE WALLS wrapped in Hardie board siding and topped with a tin roof! DRILLED WELL PRODUCES GREAT water and septic is only a few years old. 6 Bedrooms and 5 bathrooms, plus PRIVATE OFFICE with a fully finished basement. DESIGNER KITCHEN MADE FOR BIG FAMILY LIVING! Farmhouse sink with a view, endless cabinets and drawers, Island with sink and lots of seating plus 2 Walk in pantryâ€™s. Home is FILLED WITH NATURAL LIGHT and a view from every window! GARAGE HAS A NEW ROOF with a sea can added to extra storage. 65X100 COLD STORAGE BUILDING will hold all your toys and then some. Garden with Greenhouse, Fruit trees and Shrubs, Hot Tub, Firepit, plus more. MOVE IN READY and Flexible Possession.

Built in 2017

## **Essential Information**

MLS® #

E4420347



|                |                        |
|----------------|------------------------|
| Price          | \$1,097,000            |
| Bedrooms       | 7                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 3,720                  |
| Acres          | 77.00                  |
| Year Built     | 2017                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 56221 Rge Rd 242      |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 0K3               |

### Amenities

|          |   |
|----------|---|
| Features | Ceiling 9 ft., Deck, Greenhouse, Hot Tub, Vinyl Windows, Workshop, Green Building |
|----------|---|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | ICFs (Insulated Concrete Forms)                                  |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Landscaped |
| Construction      | ICFs (Insulated Concrete Forms)                                  |
| Foundation        | Insulated Concrete Form  |

### Additional Information

Date Listed February 5th, 2025

Days on Market 86

Zoning Zone 60

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Listing information last updated on May 2nd, 2025 at 12:32pm MDT