

## \$459,900 - 56109 Rr 251, Rural Sturgeon County

MLS® #E4434817

**\$459,900**

4 Bedroom, 2.00 Bathroom, 1,520 sqft

Rural on 2.47 Acres

None, Rural Sturgeon County, AB

AFFORDABLE ACREAGE minutes from Morinville! 2.47 acres with OVER 300 TREES PLANTED all around, GATED, FENCED AND LANDSCAPED. Home has NEW ROOF, FLOORING AND PAINT. Bright and FULL OF SUN LIGHT the U shaped kitchen features a corner pantry, ISLAND WITH EATING BAR and view of the yard. Large dinette can handle a FAMILY SIZE TABLE with room to grow. VAULTED CEILINGS THROUGHOUT and into the living room. Primary suite fit for a King with WALK IN CLOSET AND A JETTED TUB in the ensuite. 3 MORE BEDROOMS at the opposite end and another full bath. DECKS FRONT AND BACK allow you to capture the SUNRISE AND SUNSETS OVER THE PRAIRIES. 28x22 Garage, WRAPPED IN METAL also has a basement that holds the 3500G cistern. Only 2km of gravel and LESS THAN 20 MIN TO ST.ALBERT OR EDMONTON. Zoned AG which allows for, Home Based Business, A SECOND RESIDENCE, a 2475sq.ft. SHOP, Animals and more. Lots of OPPORTUNITY IN INVEST in this one and watch it grow! MOVE IN READY with Quick Possession!

Built in 2002

### Essential Information

MLS® #

E4434817



Price	\$459,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	2.47
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	56109 Rr 251
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 0P1

### Amenities

Features	See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Prefab
Exterior Features	Fenced, Flat Site, Landscaped
Construction	Prefab
Foundation	Block

### Additional Information

Date Listed	May 6th, 2025
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Days on Market 5

Zoning Zone 60

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Listing information last updated on May 11th, 2025 at 7:47am MDT