

# **\$317,500 - 55230 Rge Road 10, Rural Sturgeon County**

MLS® #E4441185

**\$317,500**

3 Bedroom, 1.00 Bathroom, 1,178 sqft

Rural on 0.27 Acres

Pine Sands, Rural Sturgeon County, AB

Welcome home, to this beautiful lakefront property just south of Sandy Beach, nestled in the serene and welcoming community of Pine Sands!!! This charming three-bedroom, one-bathroom bungalow sits on just under 1/3 of an acre and offers stunning, unobstructed views of the lake. Cozy up by your wood burning fireplace in the winter, and unwind with a glass of wine in your bright and spacious sunroom on those warmer summer days!!! Enjoy scenic walking trails for days, or take an ATV ride along the shore! Recent upgrades include a newer hot water tank, furnace, and shinglesâ€”providing modern comfort and reliability. A spacious double detached garage offers ample storage for vehicles, toys, or tools, adding to the convenience of lakeside living. Don't miss out on this opportunity to own a slice of heaven!!

Built in 1982

## **Essential Information**

MLS® #	E4441185
Price	\$317,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,178
Acres	0.27



Year Built	1982
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	55230 Rge Road 10
Area	Rural Sturgeon County
Subdivision	Pine Sands
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 0K4

### Amenities

Features	Carbon Monoxide Detectors, Deck, Fire Pit, Front Porch, Hot Water Natural Gas, No Smoking Home, Television Connection, Vaulted Ceiling
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Cul-De-Sac, Fenced, Lake Access Property, Lake View, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
Days on Market	10
Zoning	Zone 74

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