

Courtesy Of Ashley L Moore Of Century 21 Masters

## \$899,999 - 57016 Hwy 28, Rural Sturgeon County

MLS® #E4444529

**\$899,999**

3 Bedroom, 2.00 Bathroom, 1,758 sqft

Rural on 45.54 Acres

None, Rural Sturgeon County, AB

**Horse Lovers Ranch! 45 Acres of Paradise!**

The property has been meticulously maintained & shows a 10/10. The custom built modular has an open kitchen with granite counters, newer appliances and a walk in pantry. Included is a large sitting room & family room for hosting family gatherings & parties. 2 beds at one end + a large primary suite secluded at the other end fit for royalty. Enjoy the covered deck with the hot tub year round, or an enclosed sun room overlooking the valley to enjoy our morning coffee. The **TRIPLE DETACHED GARAGE** is perfect for all your vehicles and toys & has 220V wiring. If that's not enough the 48X50 **SHOP** can hold everything else needed to run the farm. 4 horse shelters, pole shed, 2 tack shacks, a corral w/power, a riding ring, dog kennel w/power & 2 sheds. The pastures are horseshoe shaped around your home so you can view your animals at all times. Groomed trails, a serene pond with crystal clear water & 2 underground springs. Pad & power in place for a 2nd residence.

Built in 2008

### Essential Information

MLS® # E4444529

Price \$899,999



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,758
Acres	45.54
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	57016 Hwy 28
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### **Amenities**

Features	Deck, Gazebo, Hot Tub
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### **Interior**

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

### **Exterior**

Exterior	Modular
Exterior Features	Stream/Pond, Treed Lot
Construction	Modular
Foundation	Piling

### **Additional Information**

Date Listed	June 26th, 2025
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Days on Market 11

Zoning Zone 60

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Listing information last updated on July 7th, 2025 at 6:17am MDT