

Courtesy Of Michael T Kinsella Of RE/MAX Elite

# **\$624,900 - 61 24213 Twp Road 554, Rural Sturgeon County**

MLS® #E4446430

**\$624,900**

4 Bedroom, 2.50 Bathroom, 1,517 sqft

Rural on 1.49 Acres

Namoo Ridge Estates, Rural Sturgeon County, AB

Discover this charming 1,500 SQ FT BUNGALOW ON 1.5 ACRES in Namoo Ridge, proudly owned by the ORIGINAL OWNER. The home boasts a huge oversized double attached garage and is conveniently located on pavement just 15 minutes from the city limits. Upgrades include a NEW SEPTIC TANK AND FIELD (2022), newer windows, a newer roof, a freshly re-topped driveway, and a new hot water tank. The home is CONNECTED TO CITY WATER and features a sunken living room, a main floor laundry, 3 bedrooms, and 2.5 baths. The partially finished basement offers flexible space. Enjoy direct access to A TRANQUIL COMMUNITY PARK RIGHT IN YOUR BACKYARD. With its bright layout, ample storage, and peaceful setting in a quiet neighbourhood, this property is perfect for those seeking both comfort and privacy, while still enjoying reliable city services and the beauty of nature.



Built in 1975

## **Essential Information**

MLS® #	E4446430
Price	\$624,900
Bedrooms	4

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,517
Acres	1.49
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	61 24213 Twp Road 554
Area	Rural Sturgeon County
Subdivision	Namao Ridge Estates
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1X9

### **Amenities**

Features	Air Conditioner, Deck, Hot Water Natural Gas, Vinyl Windows
Parking Spaces	10

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 8th, 2025

Days on Market 61

Zoning Zone 60

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Listing information last updated on September 7th, 2025 at 2:02am MDT