

# **\$425,000 - 22204 Township Road 572, Rural Sturgeon County**

MLS® #E4446872

**\$425,000**

2 Bedroom, 1.50 Bathroom, 1,169 sqft

Rural on 11.44 Acres

None, Rural Sturgeon County, AB

Write your own story-11.44 acres where land+outbuildings allow you so much room. Currently set up for horses: barn,auto waterers,pasture, riding pen,tack shed+fencing, this corner parcel just off pavement, 8KM to Redwater, quick access to Opal Rd+Hwy 28. Quonset 50x30 accommodates storage or hobby needs, detached garage/workshop has provided place for mechanics+creative projects for years. Southfacing cared for home with: front deck, heated porch/mudroom- great place to keep your chore clothes, boots+outerwear at bay. Once indoors a full kitchen with appliance has adjacent dining where big window allows mature landscaped views outside your windowsill. Livingroom is large with plenty of natural light. 2 bedrooms,main 4 piece bath along with main floor laundry/storage hosts extra shower+ toilet. Partial basement for utilities+storage with potential as home sits on full poured concrete outer walls. Options are endless:run a business, raise animals, grow food, take in peaceful surrounding and call it home.

Built in 1977

## **Essential Information**



MLS® #	E4446872
Price	\$425,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,169
Acres	11.44
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	22204 Township Road 572
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N5

### **Amenities**

Features	Deck, Parking-Extra, R.V. Storage
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### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Partial, See Remarks

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Corner Lot, Cross Fenced, Fenced, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 10th, 2025  
Days on Market        1  
Zoning                    Zone 60

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