

## \$669,000 - 56231 Rge Road 263, Rural Sturgeon County

MLS® #E4451577

**\$669,000**

6 Bedroom, 3.00 Bathroom, 1,945 sqft

Rural on 5.98 Acres

None, Rural Sturgeon County, AB

Discover the charm of this stunning 1,945sqft. custom home nestled on 5.98 acres! This retreat boasts 6 spacious bedrooms and 3 full bathrooms. Enter the inviting foyer leading to a renovated kitchen and a great room complete with a River Rock fireplace. The main floor hosts 3 bedrooms, laundry room, and a 4-piece bath, while the luxurious master suite is a private haven located up the spiral staircase, a walk-in closet and its own en-suite bath. The fully finished basement features 2 additional bedrooms, a cozy family room, and ample storage with upgraded in-floor heating. A MASSIVE heated garage with potential mezzanine space, a 16x8 storage shed, and a 40-year rubber roof. Triple-paned windows (2023), new central vacuum (2023). Include a barn (24'x40'), additional fencing (2023), an ensuite shower (2023), and a screened-in deck (2025). Enjoy raised garden beds, a well with an RO water filtration system, a water softener, septic field was recently repaired and rejuvenated.

Built in 1993

### Essential Information

MLS® # E4451577

Price \$669,000

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,945                  |
| Acres          | 5.98                   |
| Year Built     | 1993                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 56231 Rge Road 263    |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 0X8               |

### Amenities

|          |               |
|----------|---------------|
| Features | Vinyl Windows |
|----------|---------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Treed Lot          |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 31               |
| Zoning         | Zone 70          |

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Listing information last updated on September 7th, 2025 at 3:32am MDT