

# **\$1,097,000 - 56221 Rge Rd 242, Rural Sturgeon County**

MLS® #E4420347

**\$1,097,000**

7 Bedroom, 4.00 Bathroom, 3,720 sqft

Rural on 77.00 Acres

None, Rural Sturgeon County, AB

THE BEST OF IT ALL!!! 77 Acres just 16 MIN FROM EDMONTON and only 3 Min to Schools in Bon Accord only 1KM OFF THE PAVEMENT. Land covers all aspects with 50 acres for PRODUCING CROPS, 21 acres of TREES AND TRAILS FULL OF WILDLIFE and 6 acre yard site. Home was BUILT TO LAST FOREVER and Ultra Efficient! INSULATED CONCRETE WALLS wrapped in Hardie board siding and topped with a tin roof! DRILLED WELL PRODUCES GREAT water and septic is only a few years old. 6 Bedrooms and 5 bathrooms, plus PRIVATE OFFICE with a fully finished basement. DESIGNER KITCHEN MADE FOR BIG FAMILY LIVING! Farmhouse sink with a view, endless cabinets and drawers, Island with sink and lots of seating plus 2 Walk in pantryâ€™s. Home is FILLED WITH NATURAL LIGHT and a view from every window! GARAGE HAS A NEW ROOF with a sea can added to extra storage. 65X100 COLD STORAGE BUILDING will hold all your toys and then some. Garden with Greenhouse, Fruit trees and Shrubs, Hot Tub, Firepit, plus more. MOVE IN READY and Flexible Possession.

Built in 2017

## **Essential Information**

MLS® #

E4420347



Price	\$1,097,000
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	3,720
Acres	77.00
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	56221 Rge Rd 242
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 0K3

### Amenities

Features	Ceiling 9 ft., Deck, Greenhouse, Hot Tub, Vinyl Windows, Workshop, Green Building
----------	---

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	ICFs (Insulated Concrete Forms)
Exterior Features	Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Landscaped
Construction	ICFs (Insulated Concrete Forms)
Foundation	Insulated Concrete Form

### Additional Information

Date Listed February 5th, 2025

Days on Market 73

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 4:17am MDT