

\$725,000 - 57317 Rr 260, Rural Sturgeon County

MLS® #E4425582

\$725,000

5 Bedroom, 2.00 Bathroom, 1,735 sqft

Rural on 80.06 Acres

None, Rural Sturgeon County, AB

80-Acre Property with Main Residence & Additional Cabin/Studio. This stunning 80-acre property offers an exceptional mix of tranquility, nature, and functionality. Perfectly suited for those who appreciate both privacy and space, this expansive parcel boasts approximately 60 ac of treed land, providing a natural haven for wildlife, while roughly 20 acres are dedicated to agriculture. The beautiful main residence includes 2 bedrooms on the main floor + 3 bright bedrooms in the basement. The Spacious, bright living areas are flooded in natural light. The wood burning fireplace in the livingroom warms the entire home. The separate Cabin/Studio has all of the services; sewer, water, newer furnace, HWT, 2 pc bathroom and water filtration system. It has a spacious loft and full basement. The studio is Ideal for guests, home office or creative space. The unheated detached garage is 28'x24'x11' high providing ample room for storage space for vehicles, equipment or hobbies.

Built in 1950

Essential Information

| | |
|----------|-----------|
| MLS® # | E4425582 |
| Price | \$725,000 |
| Bedrooms | 5 |



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,735 |
| Acres | 80.06 |
| Year Built | 1950 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Raised Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 57317 Rr 260 |
| Area | Rural Sturgeon County |
| Subdivision | None |
| City | Rural Sturgeon County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0G 1L1 |

Amenities

| | |
|----------|--|
| Features | Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
|----------|--|

Interior

| | |
|--------------|---------------------------|
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 25 |

Zoning

Zone 70

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Listing information last updated on April 6th, 2025 at 7:47pm MDT