

# \$299,800 - 26415 Twp Rd 540, Rural Sturgeon County

MLS® #E4428411

**\$299,800**

0 Bedroom, 0.00 Bathroom,  
Rural on 2.47 Acres

None, Rural Sturgeon County, AB

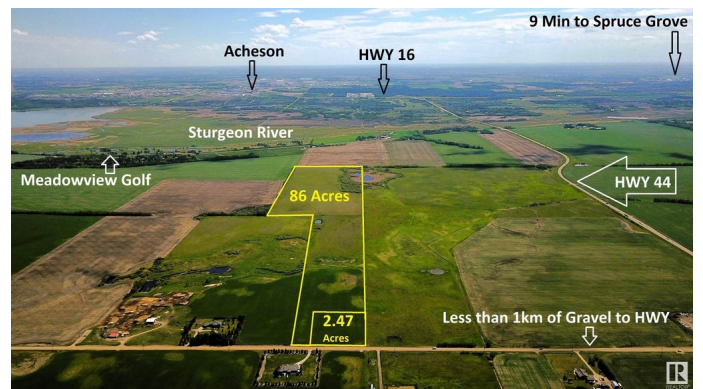
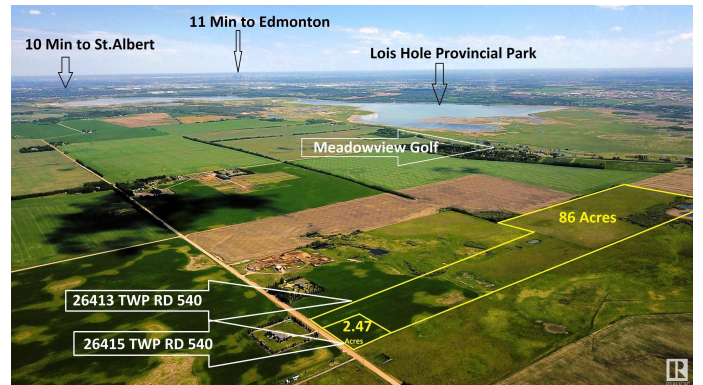
DREAM ACREAGE - Ideally located at the TOP OF THE HILL just 10 MIN FROM ST.ALBERT, Edmonton or Spruce Grove. BUILD YOUR DREAM HOME with views to the South, ADD A SHOP or a Second Residence, all are PERMITTED UNDER THE ZONING. Newly subdivided 2.47 acres is 100m x 100m. Power and Gas at the road and less than 1km of gravel. GREAT OPPORTUNITY to get into the country and still be close to town. Adjacent 86 Acres of FARM LAND ALSO AVAILABLE - E4428414. High producing soil, seeded to pasture and hay and suitable for grains. Cross fenced and SET UP FOR HORSES with multiple ponds.

## Essential Information

MLS® #	E4428411
Price	\$299,800
Bathrooms	0.00
Acres	2.47
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	26415 Twp Rd 540
Area	Rural Sturgeon County



Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1K6

### **Exterior**

Exterior Features Airport Nearby, Flat Site, Level Land, See Remarks

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	3
Zoning	Zone 70

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Listing information last updated on April 4th, 2025 at 7:32am MDT