

Courtesy Of Kevin P Quintal Of RE/MAX Elite

# \$979,900 - 55516 Hwy 44, Rural Sturgeon County

MLS® #E4429393

**\$979,900**

2 Bedroom, 2.00 Bathroom, 1,197 sqft  
Rural on 159.00 Acres

None, Rural Sturgeon County, AB

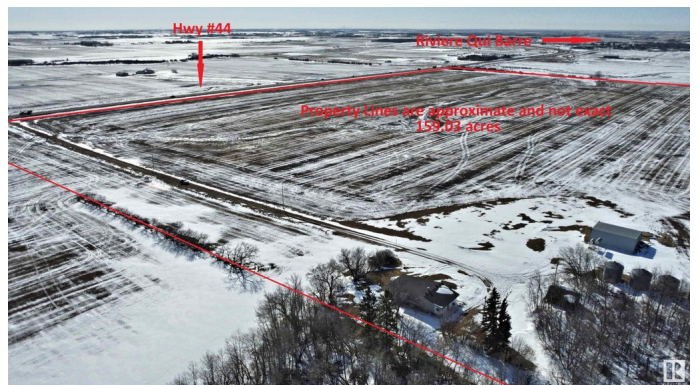
Opportunity knocks! Classic farmhouse on 159 acres of prime farmland. This 2 bed, 2 bath, 1,197 sq. ft. bungalow has a massive eat-in kitchen and large livingroom with beautiful views to the south. The mature yard has tons of trees and extends out to the 35' x 35' shop. Located a short 15 minute drive from St. Albert and Morinville. Close to the new school in the Hamlet of Riviere Qui Barre. The adjoining 152 acres to the North is also for sale. Hurry!

Built in 1965

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4429393               |
| Price          | \$979,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,197                  |
| Acres          | 159.00                 |
| Year Built     | 1965                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 55516 Hwy 44          |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0G 1Y0               |

### **Amenities**

|          |                        |
|----------|------------------------|
| Features | R.V. Storage, Workshop |
|----------|------------------------|

### **Interior**

|              |                          |
|--------------|--------------------------|
| Heating      | Forced Air-1, Oil        |
| Stories      | 2                        |
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Playground Nearby, Private Setting, Schools |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 70         |

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Listing information last updated on April 15th, 2025 at 8:17pm MDT