

## **\$699,900 - 57422 Rge Rd 262, Rural Sturgeon County**

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MLS® #E4430729

**\$699,900**

4 Bedroom, 2.00 Bathroom, 1,410 sqft

Rural on 9.79 Acres

None, Rural Sturgeon County, AB

Located 30 MINUTES FROM ST.ALBERT, NOT located in a SUB-DIVISION, yet this acreage COMUTE IS PAVED up until the last KILOMETER!! This 9.79 acre parcel boasts TRIPLE OVERSIZED DETACHED GARAGE with HEATED CENTRE BAY. As well as a GREENHOUSE, FLOWER BEDS, SMALL ORCHARD AND GARDEN AREA. The Raised BUNGALOW PANABODE LOG HOME showcases OPEN BEAM CEILINGS and rustic STONE FACED WOOD BURNING FIREPLACE in this EXPANSIVE FAMILY ROOM. LARGE KITCHEN features MASSIVE AMOUNT OF CABINET SPACE AND ENORMOUS COUNTERS. This level also has a SPACIOUS PRIMARY BEDROOM WITH HIS/HERS CLOSETS and a 2nd bedroom. Not enough space, the LOWER LEVEL has a LARGE REC ROOM and an additional 2 BEDROOMS with FULL BATH, a KITCHENETTE, and COLD STORAGE ROOM. PLENTY of SUNSHINE fills this LOWER LEVEL WITH IT'S LARGE WINDOWS. Enjoy sunsets off your EXPANSIVE BACK DECK allowing you to experience OUTDOOR COUNTRY LIVING!



Built in 1978

### **Essential Information**

MLS® #

E4430729

Price	\$699,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,410
Acres	9.79
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	57422 Rge Rd 262
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0G 1L1

### **Amenities**

Features	Deck, Greenhouse, No Smoking Home, Open Beam
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### **Interior**

Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Landscaped, Private Setting, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 14th, 2025
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Days on Market 1

Zoning Zone 70

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