

## \$460,000 - 57102 Range Rd 263, Rural Sturgeon County

MLS® #E4428727

**\$460,000**

3 Bedroom, 1.00 Bathroom, 808 sqft

Rural on 9.69 Acres

None, Rural Sturgeon County, AB

A rare opportunity to own 9.69 acres of serene countryside, free from subdivision restrictions! Just north of Morinville, and just 30 minutes from St. Albert. This unique home is the perfect starter homestead or house property. The charming home features 3 bedrooms, a living room, dining room and kitchen, one bath with shower. An undeveloped loft offers extra potential to add even more living space - perhaps an office? Enjoy peaceful mornings on the patio or deck while watching your horses graze. The land is nearly fully fenced and cross-fenced, with lush pastures, a large horse shelter, an old granary for storage, and an automatic waterer. A huge shop includes a single garage door, cement floor, power, a large workbench, and a tack room. Additional perks include a garden/wood shed, well, natural gas, septic system, wind fence, and newly planted trees. Drilled well. Surrounded by farmers' fields with stunning views—this is country living at its finest! Convenient to Camilla School in RQB.

Built in 1974

### Essential Information

MLS® # E4428727

Price \$460,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 808                    |
| Acres          | 9.69                   |
| Year Built     | 1974                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 57102 Range Rd 263    |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 0Y1               |

### **Amenities**

|          |                             |
|----------|-----------------------------|
| Features | Deck, Workshop, See Remarks |
|----------|-----------------------------|

### **Interior**

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Wood                              |
| Exterior Features | Cross Fenced, Fenced, See Remarks |
| Construction      | Wood                              |
| Foundation        | Concrete Perimeter                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 35              |
| Zoning         | Zone 70         |

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