

## \$459,900 - 58018 Rr245, Rural Sturgeon County

MLS® #E4437747

**\$459,900**

4 Bedroom, 2.00 Bathroom, 2,280 sqft

Rural on 3.00 Acres

None, Rural Sturgeon County, AB

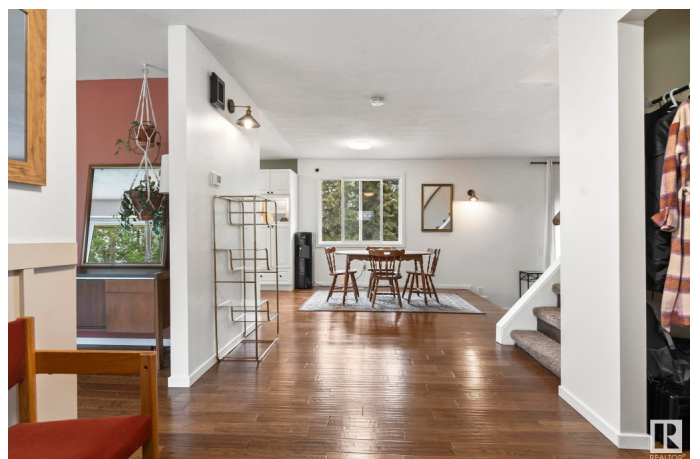
**HOBBY FARM ALERT!** Welcome to this wonderfully updated 1 1/2 storey, 2285 sq ft home nestled on a 3-acre treed property. Tastefully refreshed, it features 4 bedrooms, 1.2 baths, and an inviting open-concept layout. The spacious entrance welcomes you and your guests, leading to the bright living room and versatile den, perfect for an office or hobby space. An upgraded kitchen, complete with a dining area, flows into the family room with deck access—ideal for entertaining. The main floor also offers a bedroom, laundry room, and a convenient 2-piece bath. Upstairs, the primary bedroom includes an ensuite, plus two more bedrooms and a 3-piece bath. The property boasts a large chicken coop, a sheep pasture and house, and a red barn with electricity and a bored well—perfect for gardening or feeding your chics. Back is fenced for dogs. Updates include new flooring (2025), furnace (2024), shingles(2020), vinyl siding, fresh paint, mouldings, backsplash, and more. The treed yard offers ample space for future projects.

Built in 1976

### Essential Information

MLS® # E4437747

Price \$459,900



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	2,280
Acres	3.00
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	58018 Rr245
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0G 1L2

### Amenities

Features	Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, Vinyl Windows, Natural Gas BBQ Hookup
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Fruit Trees/Shrubs, Level Land, Private Setting, Treed Lot, Vegetable Garden, See Remarks, Partially Fenced
Construction	Wood
Foundation	Block

### Additional Information

Date Listed May 22nd, 2025

Days on Market 13

Zoning Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 4th, 2025 at 2:19pm MDT