

Courtesy Of Thomas J Lowe Of RE/MAX Edge Realty

# **\$799,900 - 12 55305 Rge Road 242, Rural Sturgeon County**

MLS® #E4440610

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,480 sqft

Rural on 1.50 Acres

Sturgeon View, Rural Sturgeon County, AB

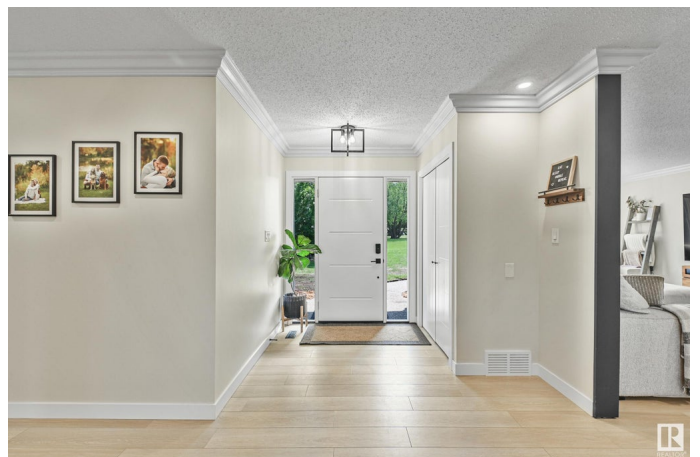
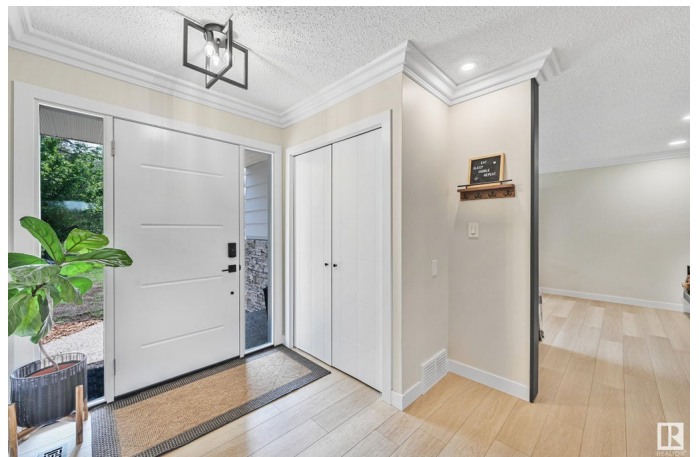
Beautifully renovated in a quiet cul de sac features this 1,480 sq ft bungalow on a private, treed acreage featuring 3 bedrooms and 3 full bathrooms, including a 3-piece ensuite off the primary. The open-concept main floor showcases a stunning kitchen with granite countertops, stainless steel appliances, and a large island, all flowing into a bright living space with a new wood stove and feature wall. Both bathrooms upstairs are fully renovated with quality finishes. The basement is fully finished with an additional bedroom, full bath, and large rec area. Major updates include a new 3,300-gal cistern, at-grade septic system, hot water tank, triple-pane windows and doors, and full interior/exterior renovations—flooring, electrical, plumbing, lighting, stonework, paint, and more. Oversized 25x29 interior measured detached garage with new overhead door. A beautifully modern home set in complete privacy—ready to move in and enjoy. Enjoy the rolling hills and close access to parks and the outdoor rink.

Built in 1975

## **Essential Information**

MLS® # E4440610

Price \$799,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,480                  |
| Acres          | 1.50                   |
| Year Built     | 1975                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 12 55305 Rge Road 242 |
| Area        | Rural Sturgeon County |
| Subdivision | Sturgeon View         |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 1N0               |

### **Amenities**

|          |  |
|----------|--|
| Features | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Fire Pit, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows |
|----------|--|

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed                June 5th, 2025  
Days on Market        11  
Zoning                    Zone 60

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