

# \$649,000 - 4 Vista Way, Rural Sturgeon County

MLS® #E4445810

**\$649,000**

3 Bedroom, 2.50 Bathroom, 2,306 sqft  
Rural on 1.00 Acres

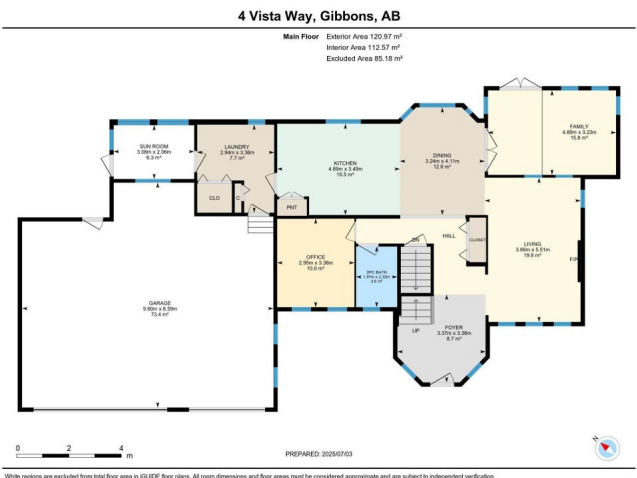
Casa Vista, Rural Sturgeon County, AB

WELL-MAINTAINED 2306 ft2 2-STOREY ON A 1 ACRE LOT IN CASA VISTA! This lovely home offers numerous upgrades & features including a new hi-eff furnace, newer roof, water heater, sump & septic pumps. The main floor features a refurbished kitchen with painted cabinets & S/S appliances, renovated bathroom with wainscotting & crown molding, family room with skylights & patio doors to huge deck, den, laundry & screened-in porch. On the upper floor you will enjoy the spacious primary suite with jetted tub, dual sinks, W/I closet & access to the balcony with a new vinyl cover. Additional features include new LVP flooring in baths, laminate on the main floor, newer lighting, gas F/P, knockdown ceiling texture, A/C, above-grade pool, 33 x 24 ft heated triple attached garage & RV parking. Fully paved access to your front door and just 5 minutes to amenities (Golf, Shopping, Schools, etc.) & 20 minutes to Edmonton. Casa Vista boasts Municipal water & a new Country Club offering a horse barn & recreation opportunities.

Built in 1993

## Essential Information

MLS® # E4445810  
Price \$649,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,306
Acres	1.00
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4 Vista Way
Area	Rural Sturgeon County
Subdivision	Casa Vista
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### Amenities

Features	Air Conditioner, Deck, Pool-Outdoor, R.V. Storage, Sauna; Swirlpool; Steam, Sunroom, Vinyl Windows
Parking Spaces	8

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 4th, 2025  
Days on Market        9  
Zoning                    Zone 60

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Listing information last updated on July 13th, 2025 at 5:02pm MDT