

# **\$539,900 - 26307 Twp Road 570, Rural Sturgeon County**

MLS® #E4446058

**\$539,900**

2 Bedroom, 2.00 Bathroom, 1,098 sqft

Rural on 5.00 Acres

None, Rural Sturgeon County, AB

Private 5.5-Acre Retreat with Updated Bungalow and Heated Shop Set on 5.5 acres just 3 km off Hwy 44, this fully updated 1,050 sq ft bungalow offers modern comfort, rural privacy, and space to grow. Main floor: 2 bedrooms, 1 full bath, Basement: 1 finished bedroom, ¾ finished bathroom. Major upgrades (last 2 years): new roof, eavestroughs, downspouts, soffits, fascia, exterior lighting, all windows/doors replaced, re-insulated (2" foam strapping) with dark grey vinyl siding. Outdoor living: 28'x14' rear deck, 10'x8' front deck, mature trees, fruit trees (cherry, Nanking cherry, apple, & Saskatoon berry, wild raspberry), umbrella maple. Shop: 50'x35' heated Quonset (gas radiant heat), upper mezzanine, space for 4 vehicles + storage. Quick highway access. Peaceful, private, move-in ready.

Built in 1958

## **Essential Information**

MLS® #	E4446058
Price	\$539,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,098



Acres	5.00
Year Built	1958
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	26307 Twp Road 570
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 2K7

### Amenities

Features	See Remarks
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

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

### Additional Information

Date Listed	July 4th, 2025
Days on Market	2
Zoning	Zone 60

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Listing information last updated on July 6th, 2025 at 2:47pm MDT