

## \$640,000 - N/A, Rural Sturgeon County

MLS® #E4451652

**\$640,000**

9 Bedroom, 3.00 Bathroom, 3,531 sqft

Rural on 11.69 Acres

None, Rural Sturgeon County, AB

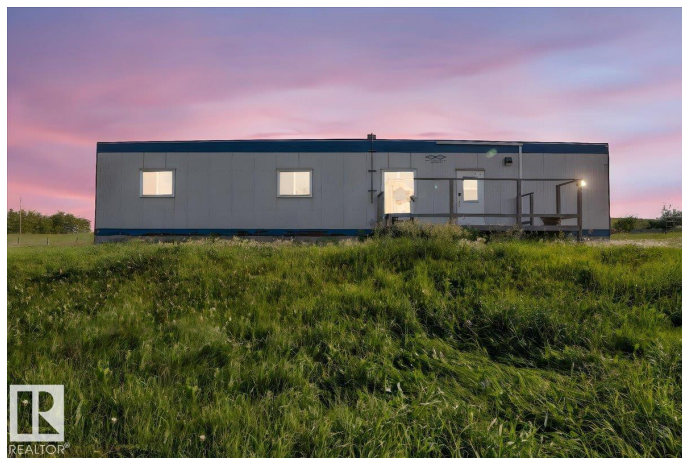
Unique opportunity on 11.69 acres, perfect for hobbyists or home-based ventures.

Conveniently located just 5 minutes from Gibbons and Hwy 28A. Includes two large commercial size shops—one with a loading bay, the other with a mezzanine ideal for office or storage—each with 200-amp power. The property features five BMR-style mobile homes joined together all have AC, offering 9 bedrooms, 3 bathrooms, and 3,530 sq ft of fully serviced, single-level living space. Drilled wells, this flexible setup suits both lifestyle and light business use.

Built in 1975

### Essential Information

MLS® #	E4451652
Price	\$640,000
Bedrooms	9
Bathrooms	3.00
Full Baths	3
Square Footage	3,531
Acres	11.69
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active



## Community Information

Address	N/A
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

## Amenities

Features	Detectors Smoke, R.V. Storage, Workshop, Exterior Walls 2"x8"
----------	---

## Interior

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

## Exterior

Exterior Features	Flat Site, No Back Lane, Not Fenced, Schools
Foundation	Block

## Additional Information

Date Listed	August 6th, 2025
Days on Market	1
Zoning	Zone 60

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 August 7th, 2025 at 4:47pm MDT