

# **\$1,850,000 - 55504 Rge Road 240, Rural Sturgeon County**

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MLS® #E4453235

**\$1,850,000**

3 Bedroom, 3.00 Bathroom, 1,537 sqft

Rural on 159.00 Acres

None, Rural Sturgeon County, AB

Endless Potential On 159 Acres. Discover The Perfect Blend Of Space, Opportunity & Country Living On This Expansive 159-Acre Property Just Minutes From Town & boasting picturesque views of downtown Edmonton. Offering 72 Acres Of Farmable Land & several ponds this Parcel Is Ideal For Those Seeking Agricultural Income, Hobby Farming, Or Simply Room To Roam. A 1995 Walkout Bungalow Sits On The Property, Ready For Your Vision & Renovations To Transform It Into The Home Of Your Dreams. Whether You™re Looking To Update, Rebuild, Or Create An Entirely New Estate, The Possibilities Are Endless. Additional Features Include A Large Shop For Equipment Storage, Workshop Space, Or Future Business Use, a 2nd residences, drill well & abundance of fruit trees/shrubs. The Land™s Layout Offers Both Open, Workable Fields And Natural Areas, Giving You Flexibility For Crops, Livestock, Or Recreation. This Is A Rare Opportunity To Own Such A Substantial Piece Of Land With A Prime Mix Of Workable Acreage And Rural Privacy.

Built in 1995

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4453235               |
| Price          | \$1,850,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,537                  |
| Acres          | 159.00                 |
| Year Built     | 1995                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 55504 Rge Road 240    |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 0K5               |

### Amenities

|          |                   |
|----------|-------------------|
| Features | Deck, See Remarks |
|----------|-------------------|

### Interior

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

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood                         |
| Exterior Features | Private Setting, See Remarks |
| Construction      | Wood                         |
| Foundation        | Concrete Perimeter           |

### Additional Information

Date Listed August 14th, 2025

Days on Market 7

Zoning Zone 60

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Listing information last updated on August 21st, 2025 at 1:17am MDT