

## \$425,000 - 23427 Twp Rd 574, Rural Sturgeon County

MLS® #E4453628

**\$425,000**

1 Bedroom, 1.00 Bathroom, 480 sqft

Rural on 14.43 Acres

None, Rural Sturgeon County, AB

"A Rare Find" A Homestead Farm on 14.43 acres located in Sturgeon County! This unique property is zoned Agricultural which offers a lot of benefits! Only 10 mins N of Bon Accord off Lily Lake Rd & 30 mins from Edmonton. This property offers endless possibilities for hobby farmers, a home-based business, livestock & horse owners etc. There's an impressive 60 x 170 BARN with 31 stalls, concrete floors, heated, metal roof, upper level with numerous pens. Ideal space for raising chickens. Plus a 2pc bathroom & office tack room. 2 large outbuilding, Grain Bin, 40 x 50 Pole Shed & Sea Can. 3 septic tanks on the property, natural gas & yard lights. Well maintained cross fencing with many paddocks. The 1945 main house needs extensive renovations before it can be occupied. The 2nd home needs renovations & it would be a perfect in-law suite or bed & breakfast. The yard site has a private & peaceful setting. It's a perfect location to build your dream home & make memories. This property is one of a kind!

Built in 1930

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4453628  |
| Price    | \$425,000 |
| Bedrooms | 1         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 480                    |
| Acres          | 14.43                  |
| Year Built     | 1930                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 23427 Twp Rd 574      |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 1L2               |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood                                                                   |
| Exterior Features | Fenced, Golf Nearby, Hillside, Private Setting, Treed Lot, See Remarks |
| Construction      | Wood                                                                   |
| Foundation        | Concrete Perimeter                                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 52                |
| Zoning         | Zone 60           |

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