

\$519,700 - 55202 Rr 230, Rural Sturgeon County

MLS® #E4455019

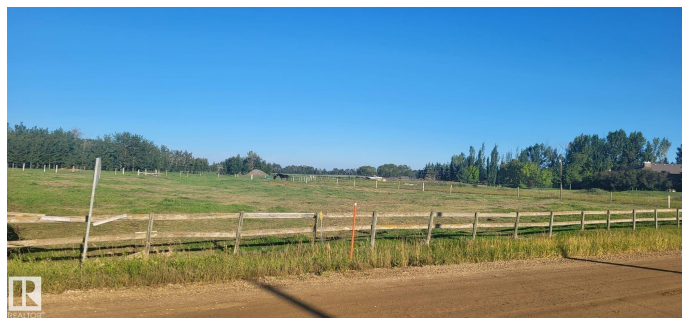
\$519,700

0 Bedroom, 0.00 Bathroom,
Rural on 10.89 Acres

None, Rural Sturgeon County, AB

RARE OPPORTUNITY – 10.89 ACRES!

Ideally located just minutes from Edmonton, Fort Saskatchewan and Gibbons, prime acreage offers incredible potential for country living with room to grow. Only one mile off pavement, the property has services at the road and the option to tie into the municipal waterline that runs along the south boundary. The land is level, fully fenced and cross-fenced, and features a year-round dugout. Ready for a variety of uses. Zoned AG-Minor, the parcel allows for up to 2 accessory dwelling units, shop of up to 5,000 square feet, and both Level 1 and Level 2 home-based businesses. Agricultural possibilities are endless whether you're envisioning an equestrian facility, market garden, or space for landscaping or contractor services. This is the perfect place to build your dream home, establish your business, enjoy the freedom of nearly 11 acres. Fort In View Golf Course is just 3 minutes down the road



Essential Information

MLS® #	E4455019
Price	\$519,700
Bathrooms	0.00
Acres	10.89
Type	Rural

Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	55202 Rr 230
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8L 2N9

Exterior

Exterior Features	Cross Fenced, Fenced, Golf Nearby, Level Land, Schools, Shopping Nearby, Treed Lot
-------------------	--

Additional Information

Date Listed	August 28th, 2025
Days on Market	58
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 October 24th, 2025 at 11:02pm MDT