



56305 RGE ROAD 262 Rural Sturgeon County AB

\$600,000

Discover the perfect blend of country tranquility & modern city convenience - 11mins to Mornville & 21mins to St.Albert. This original-owner gem is a handyman special, priced BELOW appraisal value & ready for its next chapter! Situated on a beautiful TREED 6.52-acre lot, this charming 1729sqft bungalow offers 3 bedrms, 2 baths & unfinished basement, offering a canvas to renovate to your taste + 30x24ft DB attached garage. Front entrance is charming w/ brick facade, cozy covered porch & arched openings. Spacious floor plan w/ front living space, dining room flowing nicely to lg kitchen & into sunken family room w/ fireplace & patio doors to tranquil lg back deck. Impressive 48x32ft (over 1500SQFT) heated shop w/ 2 doors, ideal for projects or storage. Surrounded by vibrant foliage, mature trees & serene environment, the outdoor space is perfect for relaxation & gatherings w/ concrete fire pit area. Priced to sell, this is a rare opportunity to own a spacious acreage w/ limitless potential!

Listing Presented By:



Originally Listed by:
RE/MAX River City

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