



## 58017 Rge Rd 240 Rural Sturgeon County AB

\$450,000

Want some room to roam, have a few animals & grow your own feed? This property is 60.22 Acres in size with a natural creek running onto the property and a fenced area for horses. There is an older detached garage that is insulated & has updated lighting plus 100 amp electrical service. The 1450 sq ft bungalow was moved onto the foundation in 2014 - well, sewer, pressure tank, furnace and hot water tank done at that time as well. The large eat-in country style kitchen features oak cabinets & the living room has plenty of room for family enjoyment. There is convenient main floor laundry & a walk-through ensuite off the primary bedroom, plus the 2nd bedroom & 4 pc bathroom. The basement is unfinished but has loads of potential for future living space. Only 10 minutes north of Bon Accord & just off Lily Lake Road.

Listing Presented By:



Originally Listed by:  
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