



Rural Sturgeon County Alberta

\$465,000

Fantastic opportunity to own an affordable starter acreage in a prime location just minutes from Calahoo and within easy commuting distance to the city. Situated on 3.49 beautifully rolling, park-like acres backing onto trees and a seasonal creek, this well maintained property offers the perfect mix of privacy, space, and convenience. The immaculate air conditioned 3 bedroom, 1 bathroom mobile home with addition showcases pride of ownership throughout and offers a warm and comfortable layout. Recent upgrades include a brand new roof, while the well and septic were updated in 2009 for added peace of mind. Outside you'll find a newer oversized triple detached garage with plenty of room for vehicles, toys, and workshop space. Enjoy quiet country living with paved access only 2 miles off the highway. A rare chance to enjoy acreage life at an affordable price in a highly desirable location! (id:6769)

Living room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Mud room Measurements not available

Listing Presented By:



Originally Listed by:
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