



Rural Sturgeon County Alberta

\$529,900

Escape to your private paradise on 4.08 acres in prestigious Sturgeon County, ideally situated on the desirable right side of HWY 44! Located just 8 minutes from St. Albert and 5 minutes to the Yellowhead with under 1 km of gravel, this fenced and gated sanctuary features stunning prairie south views. Enjoy living out of a subdivision--meaning fewer rules and the rare option to build two residences! Perfect for families or animal lovers, it includes an animal shelter, shed, fenced dog run, and St. Albert school bussing. The crown jewel is the 42' x 48' shop with 16' ceilings, a 14' x 14' door, small office with mezzanine, insulated walls/attic (R20/R40), power connected, and a gas line ordered/paid for (connection scheduled for 2026). Opportunities like this so close to town rarely come along--this is the ultimate canvas to build your forever dream home and live the Alberta lifestyle! (id:6769)

Listing Presented By:



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