



Rural Sturgeon County Alberta

\$269,000

Affordable Acreage Living! Welcome to 31, 23319 Twp Rd 572 in the subdivision of Golden Height in Sturgeon County. Only 10mins to Bon Accord or Gibbons. Close to amenities & pavement to the subdivision. Well maintained mobile home on 2.99 Acres with a Double Detached Insulated Garage. An inviting front porch...step inside to the large mudroom w/ 2 walk-in closets & new vinyl plank flooring. Country kitchen w/ white cabinets & a side door to the back deck. Cozy & bright front living room with AC, 2 spacious bedrooms & a 4pc bathroom with a stackable washer & gas dryer. New shingles in 2025. Partially fenced yard backing onto a farmers field & space to add a cross fence for horses or other livestock. There is a cistern shed, 2 more sheds for additional storage, a nice fire pit area & room to park the RV. Lots of space to have chickens, a large garden, endless possibilities. A short commute to Fort Saskatchewan, St. Albert, Edmonton & Heartland Industrial Park. Enjoy the peace & quiet of country living!! (id:6769)

Living room 4.54 m X 3.99 m

Dining room Measurements not available

Kitchen 4.35 m X 3.99 m

Primary Bedroom 3.6 m X 3.99 m

Bedroom 2 3.56 m X 2.87 m

Listing Presented By:



Originally Listed by:
RE/MAX Edge Realty



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