



Rural Sturgeon County Alberta

\$475,000

Set in the charming hamlet of Riviere Qui Barre, this 0.36-acre serviced property offers a rare opportunity to enjoy peaceful country living with convenient access to the city. Located just minutes from Morinville, St. Albert, and Edmonton, it provides the perfect balance of space, privacy, and everyday convenience. The existing home and structures offer a great opportunity for renovation and personalization--ideal for a family looking to create something special over time without starting from scratch. The lot is functional and private, surrounded by open prairie views and mature surroundings. Enjoy walking distance to the local K-9 school, arena, and community centre, with nearby recreational land adding to the lifestyle appeal. This is a place to settle in, slow down, and truly enjoy country living. Recent upgrades include solar panels (2025), new roof (2024), 220V electrical panel in garage (2022), hot water tank (2022), and furnace (2025). (id:6769)

- Bedroom 4 2.78 m x Measurements not available
- Recreation room 5.32 m x Measurements not available
- Utility room 1.73 m x Measurements not available
- Utility room 1.51 m x Measurements not available
- Living room 5.77 m x Measurements not available
- Dining room 3.49 m x Measurements not available
- Kitchen 3.18 m x Measurements not available
- Primary Bedroom 4.15 m x Measurements not available
- Bedroom 2 3.11 m x Measurements not available
- Bedroom 3 3.11 m x Measurements not available
- Laundry room 2.47 m x Measurements not available
- Pantry 1.1 m²

Listing Presented By:



Originally Listed by:
Century 21 Masters

<https://kinrealestate.ca/>



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