



Rural Sturgeon County Alberta

\$499,999

Welcome to Sturgeon County! This 2.47-acre property is situated in a fantastic location, being out of subdivision and only 10 minutes to St. Albert and Spruce Grove. This charming 3-bedroom, 1-bathroom modular is being sold as-is, presenting a unique opportunity for buyers. Full of character, it offers a welcoming atmosphere but does require repairs. This property features a spacious 40' x 60' shop, heated with a radiant system and a double-barrel wood stove. It includes a 1-ton and 1/2 -ton crane, a bathroom with a shower and washing machine, and in-floor heating ready to be hooked up. An exhaust fan ensures ventilation, while an upstairs office adds versatility. With a mezzanine for extra storage, a negotiable air compressor, and three sheds (2 with concrete floors), this place is perfect for hobbyists, contractors, or entrepreneurs. Don't miss this exceptional opportunity to live out of subdivision in beautiful Sturgeon County. (id:6769)

Primary Bedroom Measurements not available

Bedroom 3 Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:
Century 21 Masters

<https://www.stephanie.mclean@c21.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.