



Rural Sturgeon County Alberta

\$1,080,000

Escape to peace, privacy, and endless possibility with this truly unique acreage. Zoned Heavy Industrial, offering flexibility for both residential living and commercial uses. Thoughtfully designed as one cohesive structure with engineered trusses and no interior load-bearing walls, this home offers exceptional freedom to customize and create a space that fits your vision. Built on slab with in-floor heating throughout both the home and the impressive ~3,000 sq ft shop. The home features 2 bedrooms plus a dedicated office, ideal for remote work or creative pursuits. The expansive shop includes its own bathroom, two 12' overhead doors, and two additional 10' doors—perfect for hobbyists, business owners, or serious storage needs. A new boiler system installed in 2024 and air conditioning ensure modern convenience. An electric gate welcomes you at the entrance, leading to a fully paved driveway right up to the home. Enjoy tranquil country living with ~800 sq ft of heated exterior concrete (id:6769)

Living room 4.55 m X 4.95 m

Dining room 3.18 m X 4.77 m

Kitchen 4.14 m X 4.77 m

Den 3.4 m X 3.2 m

Primary Bedroom 4.78 m X 4.33 m

Bedroom 2 4.21 m X 3.65 m

Laundry room 2.8 m X 2.69 m

Utility room 2.57 m X 2.42 m

Listing Presented By:



Originally Listed by:
RE/MAX River City

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