



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:



Originally Listed by:
Lux Real Estate Inc

<http://www.ryangillen.com/>



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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.