



55104 RGE RD 255 Rural Sturgeon County AB

\$650,000

74 ACRES OF PRIME FARM LAND just 8 min away St.Albert or Morinville. Acreage FEELS LIKE A JASPER PARK - wrapped in 50' spruce trees. RARE OPPORTUNITY to purchase from Original owners. 26X60 SHOP is demised into to sections with the 40x26 on concrete floor, with BIG POWER AND HEAT. Manufactured home with multiple additions is on SOLID FOUNDATION. Bay window off living room fills the entire area with natural light. Cozy Kitchen and Dinette with pantry around the corner. LARGE ADDITION with vaulted ceiling, corner fireplace, patio door to COVERED DECK, and what used to be 2 bedrooms now converted into one. Bedrooms 3 and 4 were also re configured and could go back to original. BEDROOM 5 is the primary suite with an oversized closet and 2 pce ensuite. Main bath has a jetted tub. Comes with all appliances. Yard has playground and large garden with irrigation from Dug out. ZONED AG - allows for ANOTHER RESIDENCE TO BE ADDED, lots of room for shop, barns etc.

Listing Presented By:



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