



## Rural Sturgeon County Alberta

\$2,150,000

Excellent opportunity to acquire a highly developed 79.55-acre agricultural holding ideally located along Highway 2 in Sturgeon County, approximately 4 km south of Morinville and 6 km north of St. Albert. Zoned AG - Agriculture District, the property combines productive farmland, two residences, extensive shop and storage improvements, and excellent highway exposure. Approximately 53 acres are open and cultivated, with the balance consisting of lower drainage areas and lightly treed land. The property features good-quality Class 2(S) agricultural soils, service-road access to Highway 2, natural gas, power, well and cistern water, and pump-out sewage systems for both residences. Improvements include a 1,919 sq. ft. main residence with full basement, a heated 937 sq. ft. three-car attached garage, 675 sq. ft. of decking, and a second 1,287 sq. ft. three-bedroom residence. Additional buildings include a 3,300 sq. ft. heated shop with four overhead doors, kitchen area, mezzanine and 2-piece washroom, a 2,400 sq. ft. four-bay storage building, a 2,000 sq. ft. Quonset, a 790 sq. ft. heated building, and a newer 1,040 sq. ft. garage built in 2024. The site also offers extensive paved, concrete and gravel yard areas, mature landscaping, additional storage facilities and perimeter buffalo fencing. A versatile property offering agricultural, rural residential, storage and owner-user potential in a highly accessible location. (id:6769)

Listing Presented By:



Originally Listed by:  
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