



## Rural Sturgeon County Alberta

\$599,000

Just 5 KM from Morinville, this 2-acre property in Sturgeon County offers the perfect mix of space and potential. The highlight is the massive 60' x 40' shop—ideal for storage, hobbies, or a home-based business. The 3-bedroom, 1.5-bath home offers 2,370 sq ft of living space with 2x6 construction, an antique wood stove that stays, and approximately 70% updated windows. Set on a beautifully treed, mature lot, this property offers privacy, charm, and peaceful country living with low taxes (\$2,054/year) and quick access to town. Adding to its unique character, this property is a registered historical site and was the original location of the Frontenac School. (id:6769)

Family room 3.4 m X 4.36 m

Bedroom 3 3.4 m X 4.36 m

Laundry room 1.67 m X 1.82 m

Living room 3.55 m X 4.99 m

Dining room 2.83 m X 4.33 m

Kitchen 3.52 m X 3.51 m

Primary Bedroom 3.67 m X 3.6 m

Bedroom 2 3.68 m X 2.19 m

Listing Presented By:



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