

\$725,000 - 57317 Rr 260, Rural Sturgeon County

MLS® #E4425582

\$725,000

5 Bedroom, 2.00 Bathroom, 1,735 sqft
Rural on 80.06 Acres

None, Rural Sturgeon County, AB

80-Acre Property with Main Residence & Additional Cabin/Studio. This stunning 80-acre property offers an exceptional mix of tranquility, nature, and functionality. Perfectly suited for those who appreciate both privacy and space, this expansive parcel boasts approximately 60 ac of treed land, providing a natural haven for wildlife, while roughly 20 acres are dedicated to agriculture. The beautiful main residence includes 2 bedrooms on the main floor + 3 bright bedrooms in the basement. The Spacious, bright living areas are flooded in natural light. The wood burning fireplace in the livingroom warms the entire home. The separate Cabin/Studio has all of the services; sewer, water, newer furnace, HWT, 2 pc bathroom and water filtration system. It has a spacious loft and full basement. The studio is Ideal for guests, home office or creative space. The unheated detached garage is 28'x24'x11' high providing ample room for storage space for vehicles, equipment or hobbies.

Built in 1950

Essential Information

MLS® #	E4425582
Price	\$725,000
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,735
Acres	80.06
Year Built	1950
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	57317 Rr 260
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0G 1L1

Amenities

Features	Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
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Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 12th, 2025
Days on Market	21

Zoning

Zone 70

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Listing information last updated on April 2nd, 2025 at 2:47am MDT