

# **\$979,900 - 55516 Hwy 44, Rural Sturgeon County**

MLS® #E4429393

**\$979,900**

2 Bedroom, 2.00 Bathroom, 1,197 sqft

Rural on 159.00 Acres

None, Rural Sturgeon County, AB

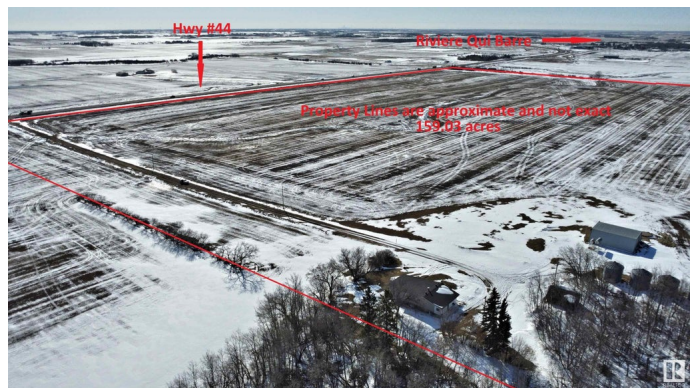
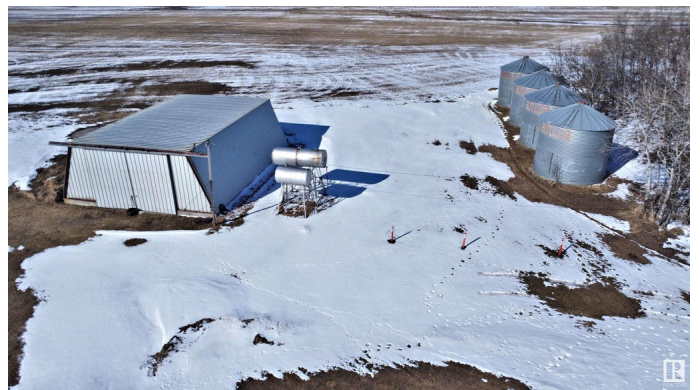
Opportunity knocks! Classic farmhouse on 159 acres of prime farmland. This 2 bed, 2 bath ,1197 sq. ft. bungalow has a massive eat-in kitchen and large livingroom with beautiful views to the south. The mature yard has tons of trees and extends out to the 35' x 35' shop. Located a short 15 minute drive from St. Albert and Morinville. Close to the new school in the Hamlet of Riviere Qui Barre. The adjoining 152 acres to the North is also for sale. Hurry!

Built in 1965

## **Essential Information**

MLS® #	E4429393
Price	\$979,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,197
Acres	159.00
Year Built	1965
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## **Community Information**



Address	55516 Hwy 44
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0G 1Y0

### **Amenities**

Features	R.V. Storage, Workshop
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### **Interior**

Heating	Forced Air-1, Oil
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Playground Nearby, Private Setting, Schools
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 6th, 2025
Days on Market	13
Zoning	Zone 70

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Listing information last updated on April 19th, 2025 at 12:47pm MDT