

# **\$799,900 - 57425 Rge Road 222, Rural Sturgeon County**

MLS® #E4425216

**\$799,900**

5 Bedroom, 2.50 Bathroom, 1,634 sqft

Rural on 80.19 Acres

None, Rural Sturgeon County, AB

Discover this 1600 sq. ft. bungalow on 80 acres in Sturgeon County, just minutes from Redwater. Approx. 50 acres are cultivated, 20 acres are pasture, and 10 acres make up the yard site. The home has had many updates over the years, including a kitchen reno, some new flooring, main floor windows, shingles, and a newer boiler, just to name a few. The main floor features a 2-piece bath, laundry room, and a kitchen with a functional layout perfect for entertaining, opening to a dining area and cozy living room. There are also 3 bedrooms and a 4-piece bath on the main floor. The basement includes 2 more bedrooms, a family room with a wood-burning stove, a workout area, and lots of storage. Outside, you'll find a large deck with a pergola and an oversized double heated detached garage. The property also includes a 55' x 95' metal agro building, 20' x 90' pole shed, and 12' x 20' cattle shelter with some fencing and corrals in place for livestock. A must-see!

Built in 1974

## **Essential Information**

MLS® #	E4425216
Price	\$799,900
Bedrooms	5
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,634
Acres	80.19
Year Built	1974
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	57425 Rge Road 222
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 2W0

### Amenities

Features	Deck, Vinyl Windows
----------	---------------------

### Interior

Heating	Hot Water, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 11th, 2025
Days on Market	50

## Zoning

## Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 6:47pm MDT