

# \$3,250,000 - 54320 Hwy 2, Rural Sturgeon County

MLS® #E4439870

**\$3,250,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

None, Rural Sturgeon County, AB

Prime 40-Acre Development Opportunity on St. Albert Trail Exceptional chance to own 40 acres along the high-traffic St. Albert Trail corridor. This land is positioned for future Highway Commercial, Highway Retail, and Residential development, making it an ideal holding property with massive upside. Located directly across from St. Albert Dodge, this site is surrounded by major ongoing developments to the east and south. Property Highlights: 2,500 sq ft bungalow with triple attached drive-thru garage Heated barn and five shops, including a 72' x 150' structure with a fully contained 1-bedroom suite Flat, usable land with high visibility and direct access to a major arterial route Live comfortably now, develop later—or hold for long-term appreciation. Either way, this is a strategic investment in one of the fastest-growing regions around.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4439870        |
| Price     | \$3,250,000     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 54320 Hwy 2           |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8T 1T1               |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 98             |
| Zoning         | Zone 24        |

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Listing information last updated on September 8th, 2025 at 7:32pm MDT