

\$349,900 - 19, 23422 Twp Rd 582, Rural Sturgeon County

MLS® #E4454137

\$349,900

3 Bedroom, 1.00 Bathroom, 1,776 sqft

Rural on 3.66 Acres

Clearview Acres, Rural Sturgeon County, AB

Situated in a peaceful, private setting on the northern cusp of Clearview Acres, this fenced, cross-fenced 3.66 Acre parcel is tucked just beyond the mature, treed laneway. This piece of country rustic heaven offers a 1780sqft Ranch-style home with 3 Bedrooms & 1 Full Bath. Designed perfectly for everyone in the home to be able to enjoy time together, as the good-working kitchen flows into the Dining Area & cozy Living Room, accented by the wood-burning stove. Retreat to your own space at the other end of the home where the Family Room provides the perfect place for movie night & then conveniently retire for the evening. Enjoy the Outdoor Space! Starry nights & Aurora Borealis at its BEST! This property is the ideal set-up for a Hobby Farm-welcome chickens, goats, horses, etc. Landscaped, level land is fenced for the safety of small animals. Fenced off garden spot, as well. 24 x 24 Dble Detached Garage. 10 x 16 Barn. Chicken Coop/Storage. Greenhouse. Only 30 min to The Edm Garrison. 35 min to St. Albert.

Built in 1990

Essential Information

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Price	\$349,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,776
Acres	3.66
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	19, 23422 Twp Rd 582
Area	Rural Sturgeon County
Subdivision	Clearview Acres
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0G 1L2

Amenities

Features	Deck, Detectors Smoke, Greenhouse, No Smoking Home, R.V. Storage
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Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Landscaped, Level Land, Private Setting, Treed Lot
Construction	Wood
Foundation	Grade Beam

Additional Information

Date Listed August 21st, 2025

Days on Market 15

Zoning Zone 60

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Listing information last updated on September 5th, 2025 at 1:47pm MDT