

Courtesy Of Nathan Lorenz Of Real Broker

# **\$699,900 - 6 56420 Rge Road 231, Rural Sturgeon County**

MLS® #E4458123

**\$699,900**

3 Bedroom, 2.00 Bathroom, 2,105 sqft

Rural on 3.10 Acres

Gibbonslea, Rural Sturgeon County, AB

Welcome to the finest country living has to offer! This meticulously kept acreage spanning just over 3 acres in Sturgeon County just north of Gibbons features a 3 bedroom 2 bathroom bungalow style home, a massive triple car detached garage (in-floor heating) w/ two 8' doors and one 10' door (2025), a massive deck, fully fenced private yard, pole shed, a garden, and chicken coop! Stepping inside this home w/ over 2100 SF, you have a spacious kitchen w/ refinished cabinets & countertops, a dining room, living room and family room w/ a wood burning fireplace, both w/ easy access to the large deck on the front/back of the home. Down the hall is 3 spacious bathrooms & a 4pc bathroom. At the front of the home is a mud room, 3pc bathroom, and the laundry room. This home has received lots of recent upgrades w/ house roof redone (2010), shop roof (2016), septic maintained every 2 years, majority windows were redone (2024), and upgraded crawlspace insulation (2024). Located 7 mins to Gibbons & 20 mins to Edmonton!

Built in 1990

## **Essential Information**

MLS® #

E4458123



Price	\$699,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,105
Acres	3.10
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6 56420 Rge Road 231
Area	Rural Sturgeon County
Subdivision	Gibbonslea
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N4

### Amenities

Features	Crawl Space, Deck, Fire Pit, Front Porch, Hot Tub, Insulation-Upgraded, Patio, R.V. Storage
Parking Spaces	10

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, No Back Lane, Private Setting, Rolling Land, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed               September 17th, 2025

Zoning                    Zone 60

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Listing information last updated on September 17th, 2025 at 6:02pm MDT