

# **\$448,500 - 56118 Rge Road 240, Rural Sturgeon County**

MLS® #E4458153

**\$448,500**

3 Bedroom, 2.00 Bathroom, 1,211 sqft

Rural on 2.47 Acres

None, Rural Sturgeon County, AB

Welcome to this beautifully maintained acreage on 2.45 acres, just minutes to Bon Accord with easy access on a paved highway. This picturesque property is serviced with city water and features a mature, treed setting with open views - an ideal spot for a 2nd residence or future building site! The renovated home offers an open floor plan with vaulted ceilings and skylights, creating a bright and inviting atmosphere. Updates include new flooring, lighting, paint, doors and baseboards throughout. The spacious kitchen features new stainless appliances and loads of room for friends and family to gather for meals - while the living room is highlighted by a cozy wood stove for cool evenings. The thoughtful layout has the primary suite privately located at one end of the home, with the 2 additional bedrooms and full bathroom at the opposite end. Outside, you'll find a double detached garage, numerous storage sheds and plenty of space to enjoy the peace and quiet of country living. Move in ready with room to grow!

Built in 2007

## **Essential Information**

MLS® # E4458153

Price \$448,500

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,211                  |
| Acres          | 2.47                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 56118 Rge Road 240    |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 0K0               |

### Amenities

|          |                                 |
|----------|---------------------------------|
| Features | No Animal Home, No Smoking Home |
|----------|---------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Fenced, Low Maintenance Landscape, Private Setting, Rolling Land, Schools, Shopping Nearby, See Remarks |
| Construction      | Wood  |
| Foundation        | Piling  |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 16th, 2025 |
|-------------|----------------------|

Days on Market 1

Zoning Zone 60

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