

# **\$569,000 - 39, 57022 Rge Rd 233, Rural Sturgeon County**

MLS® #E4428245

**\$569,000**

3 Bedroom, 3.00 Bathroom, 1,591 sqft

Rural on 3.11 Acres

Dream Nook, Rural Sturgeon County, AB

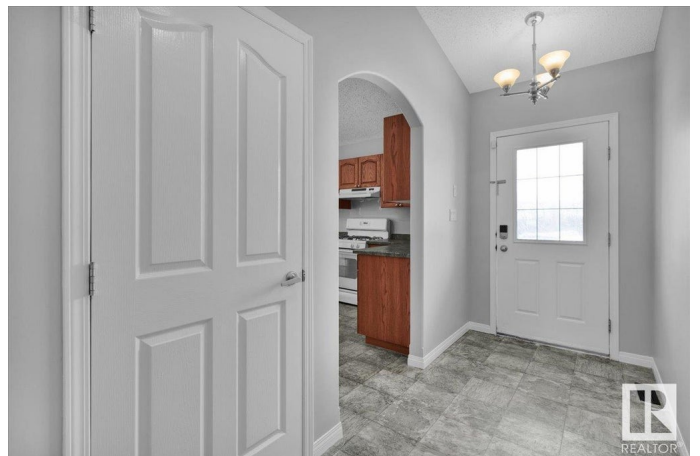
Country Living Begins Here! This lovely 1,591sq ft Bungalow is on 3.110 acres located in Dream Nook....only 8 mins North of Gibbons. Paved roads right to the asphalt driveway leading to the 24x22' attached garage. A welcoming & spacious front foyer, country kitchen with an island, gas stove, pantry, eat-up bar & sunny dining area. Vaulted ceilings in the cozy living room with a corner gas fireplace. There is a back door to the 16x24' deck & natural gas bbq. 3 bedrooms on the main floor. A 3pc bathroom & the primary bedroom has a 4pc ensuite with a corner jetted tub & separate shower. The fully finished basement features a huge & open rec room area, large exercise/hobby room, 3pc bathroom includes InfraRed 2 person sauna, laundry room with cabinets & a folding table. Brand New Shingles! This acreage is beautifully treed offering good privacy & an east facing back yard. Plus a quonset & storage sheds. Only 20 mins from Fort Saskatchewan & 30 mins from North Edmonton. Welcome Home!

Built in 2005

## **Essential Information**

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Price	\$569,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,591
Acres	3.11
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	39, 57022 Rge Rd 233
Area	Rural Sturgeon County
Subdivision	Dream Nook
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N5

### Amenities

Features	Deck, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Golf Nearby, Landscaped, Private Setting, Schools, Shopping Nearby, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                March 30th, 2025  
Days on Market        97  
Zoning                    Zone 60

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Listing information last updated on July 5th, 2025 at 7:17pm MDT