

## \$435,000 - 57102 Range Rd 263, Rural Sturgeon County

MLS® #E4428727

**\$435,000**

3 Bedroom, 1.00 Bathroom, 808 sqft

Rural on 9.69 Acres

None, Rural Sturgeon County, AB

A rare opportunity to own 9.69 acres of serene countryside, free from subdivision restrictions! Just north of Morinville, and just 30 minutes from St. Albert. This unique home is the perfect starter homestead or house property. The charming home features 3 bedrooms, a living room, dining room and kitchen, one bath with shower. An undeveloped loft offers extra potential to add even more living space - perhaps an office? Enjoy peaceful mornings on the patio or deck while watching your horses graze. The land is nearly fully fenced and cross-fenced, with lush pastures, a large horse shelter, an old granary for storage, and an automatic waterer. A huge shop includes a single garage door, cement floor, power, a large workbench, and a tack room. Additional perks include a garden/wood shed, well, natural gas, septic system, wind fence, and newly planted trees. Drilled well. Surrounded by farmers' fields with stunning views—this is country living at its finest! Convenient to Camilla School in RQB.

Built in 1974

### Essential Information

MLS® # E4428727

Price \$435,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	808
Acres	9.69
Year Built	1974
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	57102 Range Rd 263
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 0Y1

### **Amenities**

Features	Deck, Workshop, See Remarks
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	59
Zoning	Zone 70

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