

\$1,425,000 - 25509 Twp Rd 544, Rural Sturgeon County

MLS® #E4433197

\$1,425,000

2 Bedroom, 2.50 Bathroom, 2,276 sqft

Rural on 40.77 Acres

None, Rural Sturgeon County, AB

Hobby Farm on Pavement “ Connected to the City of St. Albert! Nestled right off Northwest St. Albert and only a short 2-minute drive to Costco, this stunning hobby farm offers the perfect blend of country serenity and city convenience. Situated on a beautifully treed and private parcel, this property features a creek and ravine along its edge, creating a picturesque and peaceful setting. Ideal for horse lovers or hobby farmers, the land is f/f & cross-fenced, with pasture space and approximately 30 acres of seeded crops. The yard site includes a charming custom-built bungalow with a loft and a fully finished basement, complete with two fireplaces and an oversized, heated triple garage. Additional outbuildings include 2 storage sheds, barn, hay shed, & more. Zoning: AG Major Current zoning allows for up to three single-family homes on this parcel, offering future development potential or room for multigenerational living. Rare opportunity to enjoy rural living with unbeatable access to urban amenities

Built in 1990

Essential Information

MLS® # E4433197

Price \$1,425,000



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,276 |
| Acres | 40.77 |
| Year Built | 1990 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 25509 Twp Rd 544 |
| Area | Rural Sturgeon County |
| Subdivision | None |
| City | Rural Sturgeon County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8T 1M7 |

Amenities

| | |
|----------------|-------------|
| Features | See Remarks |
| Parking Spaces | 50 |

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 | Backs Onto Park/Trees, Creek, Cross Fenced, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot |
| Construction | Wood |

Foundation Concrete Perimeter

Additional Information

Date Listed April 28th, 2025

Days on Market 42

Zoning Zone 70

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