

## **\$695,000 - 54115 Hwy 44, Rural Sturgeon County**

MLS® #E4436904

**\$695,000**

3 Bedroom, 2.00 Bathroom, 1,850 sqft

Rural on 5.26 Acres

None, Rural Sturgeon County, AB

SO MANY OPPORTUNITIES!! The location of this property is convenient for anyone commuting to Spruce Grove, Acheson, or Edmonton!! The Highway frontage is perfect for your Hobby Farm/Garden or home based business dreams! Down the mature tree lined driveway, tucked in the trees, youâ€™ll find a custom built home with vaulted ceilings, all the natural light and so much warmth and charm! The south facing sunroom is a plant lovers dream - where youâ€™ll want to spend those slow sunny days! The open living, dining and kitchen area with vaulted ceilings is the heart of the home. Two bedrooms, a bathroom, laundry room and side porch finish off the main level. The upper loft/bonus room is bright and spacious. One more bedroom and full bath finish off this level. Outside youâ€™ll find fruit trees, flowering shrubs, and plenty of places to choose to set up your back yard oasis. The Barn with attached hay shed has all the storage space, along with the machine shop that offers many opportunities. The possibilities are endless

Built in 2014

### **Essential Information**

MLS® # E4436904

Price \$695,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,850
Acres	5.26
Year Built	2014
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	54115 Hwy 44
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0J6

### **Amenities**

Features	Hot Water Tankless, Sunroom, Vaulted Ceiling, Vinyl Windows, Workshop, See Remarks
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### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Fruit Trees/Shrubs, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 15th, 2025
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Days on Market 15

Zoning Zone 70

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