

# \$990,000 - 25103 Twp Road 552, Rural Sturgeon County

MLS® #E4427984

**\$990,000**

5 Bedroom, 3.00 Bathroom, 2,711 sqft

Rural on 16.00 Acres

None, Rural Sturgeon County, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. 16 acre farm near St Albert. 5 acres of it is in Virgin Forest (that's a lot of free firewood if you want to clear it) 5000 total square foot house (enormous) Year of build - 1980 but it has been continuously renovated and upgraded since then. You could easily turn the house into a triplex (with proper approvals) (there are already 3 entrances and 3 bathrooms. 2 suites in the house could potentially generate income. SOLID house. 2x6 walls. Solid fir 2x10 joists. Plywood. (Not like new homes) 42' x 80' shop. Electricity and gas line to the shop. LED lighting throughout shop. Partially insulated shop with 3 levels in the shop. This is MASSIVE. The shop alone is worth \$200,000. Well built sheds could go with the sale 12'X24' in ground Swimming pool. MASSIVE rec room with billiards table Unfinished basement but roughed in plumbing and fireplace. 200 amp electrical service to house. All upgraded brand new panel.

Built in 1978

## Essential Information

MLS® # E4427984

Price \$990,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,711                  |
| Acres          | 16.00                  |
| Year Built     | 1978                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 25103 Twp Road 552    |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 2C3               |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Features       | Deck, Patio, Pool-Outdoor, Workshop |
| Parking Spaces | 2                                   |

### **Interior**

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | ensuite bathroom            |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes                         |
| Stories           | 4                           |
| Has Basement      | Yes                         |
| Basement          | Partial, Partially Finished |

### **Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Wood                    |
| Exterior Features | Landscaped, See Remarks |
| Construction      | Wood                    |
| Foundation        | Concrete Perimeter      |

### **Additional Information**

Date Listed March 26th, 2025

Days on Market 8

Zoning Zone 60

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Listing information last updated on April 3rd, 2025 at 2:02am MDT