

Courtesy Of Jill Turgeon Of One Percent Realty

# **\$585,000 - 70 56019 Range Road 230, Rural Sturgeon County**

MLS® #E4428408

**\$585,000**

3 Bedroom, 3.50 Bathroom, 2,121 sqft  
Rural on 1.70 Acres

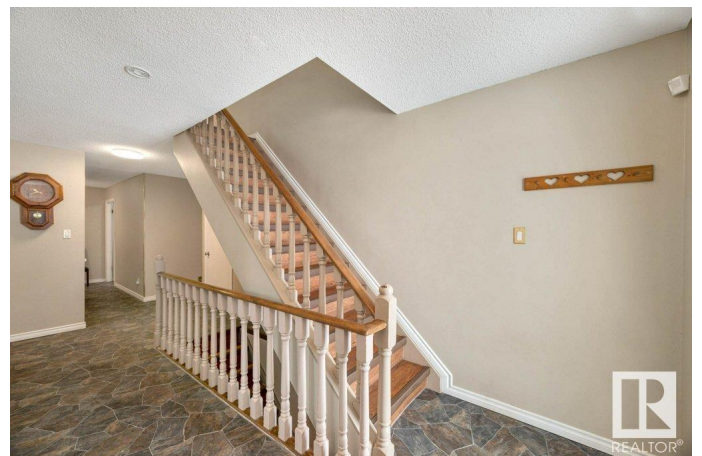
Casa Vista, Rural Sturgeon County, AB

Nestled in the peaceful Casa Vista subdivision, just minutes from Gibbons, this spacious two-story home offers the perfect blend of comfort and nature. Set on 1.7 acres, it backs onto CROWN LAND and is surrounded by trees, offering a private and serene setting with ample room for kids to explore and wildlife to enjoy. Inside, you'll find expansive rooms with hardwood floors, an updated kitchen, formal dining and living areas, plus a cozy family room with a wood-burning fireplace. The main floor also has a laundry room. The home features a large deck with glass railings on the back, offering stunning views of the Crown land and providing an ideal space to entertain. Upstairs, the KING size primary suite has a private deck, a walk-in closet, and a 3-piece ensuite. With two additional spacious bedrooms, a fully finished WALK OUT basement, ample storage, and a large recreation room, this home has everything a growing family needs. Plus, there's plenty of storage space! Don't miss this perfect family retreat!

Built in 1979

## **Essential Information**

MLS® #                    E4428408



|                |                        |
|----------------|------------------------|
| Price          | \$585,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,121                  |
| Acres          | 1.70                   |
| Year Built     | 1979                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 70 56019 Range Road 230 |
| Area        | Rural Sturgeon County   |
| Subdivision | Casa Vista              |
| City        | Rural Sturgeon County   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0A 1N2                 |

### Amenities

|                |   |
|----------------|---|
| Features       | Deck, Detectors, Smoke, Walkout, Basement, Vacuum System-Roughed-In |
| Parking Spaces | 5   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Low Maintenance Landscape, No Back Lane, No Through Road, Not Fenced, Park/Reserve |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 60         |

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Listing information last updated on April 4th, 2025 at 7:17am MDT