

# \$900,000 - 56505 Rge Road 233, Rural Sturgeon County

MLS® #E4435950

**\$900,000**

4 Bedroom, 3.00 Bathroom, 1,804 sqft

Rural on 15.64 Acres

None, Rural Sturgeon County, AB

Extraordinary 15-acre commercial property presents a rare opportunity for entrepreneurs seeking the perfect work-life balance. This versatile property showcases a well-appointed 1803 sq ft, 4 br main residence complemented by a high-producing potable water well, ensuring reliable water supply for both residential and business needs. The property features an additional house that's perfectly suited as a spacious home office, plus a customized barn with a kitchen and bathroom that makes an ideal private retreat or entertainment space. Located just 1 km from paved road access, this property offers exceptional convenience while maintaining privacy. The expansive grounds provide ample parking space for clients and equipment, making it ideal for various home-based business ventures. With 15 acres of usable land and multiple structures offering flexible space configurations, this property uniquely combines residential comfort with commercial functionality. The layout seamlessly blends your work life balance.

Built in 1974

## Essential Information

MLS® # E4435950

Price \$900,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,804
Acres	15.64
Year Built	1974
Type	Rural
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	56505 Rge Road 233
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

### **Amenities**

Features	Carbon Monoxide Detectors, Detectors Smoke
Parking Spaces	10

### **Interior**

Interior Features	ensuite bathroom
Heating	Hot Water, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Flat Site, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 12th, 2025
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Days on Market 92

Zoning Zone 60

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