

## \$769,900 - 26312 Twp 565, Rural Sturgeon County

MLS® #E4427353

**\$769,900**

5 Bedroom, 3.00 Bathroom, 1,790 sqft

Rural on 16.63 Acres

None, Rural Sturgeon County, AB

Escape to tranquility on this 16.63-acre property just 12 minutes from Morinville. This charming 5-bedroom, 3-bathroom bungalow offers 1790 sq ft of living space, ideal for relaxation and productivity. Inside, an open-concept layout seamlessly blends the living, dining, and kitchen areas. Upstairs, three bedrooms, two bathrooms, and main floor laundry provide convenience. A mudroom and double oversized garage offer ample storage. Downstairs, a spacious family room, two bedrooms, a den/office, and a full bathroom await. The basement also boasts plenty of storage. Outside, enjoy the fully treed property with a 36'x50' heated shop, greenhouse, and pig barns. Recent updates include shingles (2016) and a full basement renovation in 2019. This property offers the perfect blend of convenience and seclusion, ideal for hobby farming or simply enjoying a private oasis. Seller owns surrounding farm land, willing to possibly sell with the acreage.

Built in 1983

### Essential Information

MLS® # E4427353

Price \$769,900

Bedrooms 5

Bathrooms 3.00



Full Baths	3
Square Footage	1,790
Acres	16.63
Year Built	1983
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	26312 Twp 565
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 2J7

### **Amenities**

Features	Deck, Greenhouse, Vaulted Ceiling, See Remarks
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### **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, Private Setting, Schools, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	39
Zoning	Zone 70

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Listing information last updated on May 3rd, 2025 at 2:17pm MDT