

\$400,000 - 56017 Rge Road 261, Rural Sturgeon County

MLS® #E4435447

\$400,000

4 Bedroom, 2.00 Bathroom, 1,593 sqft

Rural on 2.47 Acres

None, Rural Sturgeon County, AB

Affordable Country Living Just Minutes from St. Albert and Morinville! Enjoy the peace of the countryside with the convenience of city proximity! This 2.47-acre property offers pavement almost right to your driveway and features an oversized, heated, and insulated double detached garage, a storage shed, and a spacious 1,588 sq. ft. modular home built in 2017. Step inside to soaring vaulted ceilings and a bright, open-concept living area. The kitchen is a dream with ample cabinetry, generous counter space, a moveable island, and a HUGE walk-in pantry. Adjacent to the kitchen is a spacious dining area and a large, inviting living room—perfect for entertaining or relaxing with family. The thoughtfully designed floorplan includes a private primary bedroom with a walk-in closet and a 4-piece ensuite on one end, while the opposite end offers three additional bedrooms and a second 4-piece bathroom. The beautifully landscaped yard features numerous planted trees, providing privacy and a picturesque setting.

Built in 2017

Essential Information

MLS® # E4435447

Price \$400,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,593 |
| Acres | 2.47 |
| Year Built | 2017 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 56017 Rge Road 261 |
| Area | Rural Sturgeon County |
| Subdivision | None |
| City | Rural Sturgeon County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8R 1P4 |

Amenities

| | |
|----------|--|
| Features | Deck, Detectors Smoke, No Smoking Home |
|----------|--|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Flat Site, Landscaped, Level Land, Private Setting |
| Construction | Wood |
| Foundation | Block |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 17 |
| Zoning | Zone 70 |

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Listing information last updated on May 25th, 2025 at 10:17pm MDT