

# **\$750,000 - 1 26323 642 Highway, Rural Sturgeon County**

MLS® #E4440894

**\$750,000**

3 Bedroom, 2.00 Bathroom, 1,139 sqft

Rural on 75.28 Acres

None, Rural Sturgeon County, AB

Dreaming of country living or need space to build your trade? This 75 ACRE property with a 3br2ba BUNGALOW is calling your name! Outbuildings include a SHOP, garage, pole shed, and barn, and the well-kept yard features multiple sheds, mature trees and curated garden spaces. On the main floor the bungalow offers an open-concept kitchen/dining area, living room with a picture window to enjoy the yard, three bedrooms and a four piece bathroom. Downstairs the FINISHED BASEMENT has a three piece bathroom and massive family room with potential to put in additional bedrooms. Additional features include a HIGH EFFICIENCY FURNACE and hook ups for putting in a mobile home. ON PAVEMENT FIVE MINUTES FROM MORINVILLE - whether you're starting a hobby farm, building a garden oasis, or need storage for equipment - this property can do it!

Built in 1977

## **Essential Information**

MLS® #	E4440894
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,139
Acres	75.28
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1 26323 642 Highway
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 2A7

### Amenities

Features	Deck, Fire Pit, Front Porch, R.V. Storage, See Remarks
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Paved Lane, Treed Lot, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
Days on Market	11
Zoning	Zone 70

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