

# \$990,000 - 25103 Twp Road 552, Rural Sturgeon County

MLS® #E4427984

**\$990,000**

5 Bedroom, 3.00 Bathroom, 2,711 sqft

Rural on 16.00 Acres

None, Rural Sturgeon County, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. 16 acre farm near St Albert. 5 acres of it is in Virgin Forest (that's a lot of free firewood if you want to clear it) 5000 total square foot house (enormous) Year of build - 1980 but it has been continuously renovated and upgraded since then. You could easily turn the house into a triplex (with proper approvals) (there are already 3 entrances and 3 bathrooms. 2 suites in the house could potentially generate income. SOLID house. 2x6 walls. Solid fir 2x10 joists. Plywood. (Not like new homes) 42' x 80' shop. Electricity and gas line to the shop. LED lighting throughout shop. Partially insulated shop with 3 levels in the shop. This is MASSIVE. The shop alone is worth \$200,000. Well built sheds could go with the sale 12'X24' in ground Swimming pool. MASSIVE rec room with billiards table Unfinished basement but roughed in plumbing and fireplace. 200 amp electrical service to house. All upgraded brand new panel.

Built in 1978

## Essential Information

MLS® # E4427984

Price \$990,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,711
Acres	16.00
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	25103 Twp Road 552
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 2C3

### **Amenities**

Features	Deck, Patio, Pool-Outdoor, Workshop
Parking Spaces	2

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	4
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Landscaped, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 26th, 2025

Days on Market 28

Zoning Zone 60

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Listing information last updated on April 23rd, 2025 at 2:17pm MDT