

# \$2,996,000 - Hwy 779 Twp 544, Rural Sturgeon County

MLS® #E4435399

**\$2,996,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 313.97 Acres

None, Rural Sturgeon County, AB

313.97 glorious acres \*OUT OF SUBDIVISION\* (NE 155.97 acres and NW 158 acres) offered for sale together or apart. \*LOCATION\* 15 minutes to Stony Plain, 20 minutes to St. Albert and 30 minutes to Edmonton! Paradise found! Pristine rolling, treed land, already pioneered by the dream of a subdivision of old that was never seen through. Featuring an internal gravel-packed road system, formed ditches and rough estate lots, with wild berries, natural ponds, spruce, birtch, and many plant species throughout. The possibilities for unique development are restricted, but endless! Design your dream retreat amidst the breathtaking natural backdrop, where you can indulge in relaxation, engage in outdoor adventures, or immerse yourself in the wonders of nature. Perfect for a multi-generational family estate or two... Don't miss the opportunity to secure this prime paradise. Currently zoned agricultural. Each may be subdivided into three parcels, with county approval. Do not go directly, cattle grazing.



## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4435399    |
| Price     | \$2,996,000 |
| Bathrooms | 0.00        |

|          |                 |
|----------|-----------------|
| Acres    | 313.97          |
| Type     | Rural           |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | Hwy 779 Twp 544       |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0G 0J0               |

### Exterior

Exterior Features    Golf Nearby, Private Setting, Partially Fenced

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 81            |
| Zoning         | Zone 70       |

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Listing information last updated on July 27th, 2025 at 8:32am MDT