

Courtesy Of Allison D Steed Of Exp Realty

\$695,000 - 54115 Hwy 44, Rural Sturgeon County

MLS® #E4436904

\$695,000

3 Bedroom, 2.00 Bathroom, 1,850 sqft

Rural on 5.26 Acres

None, Rural Sturgeon County, AB

SO MANY OPPORTUNITIES!! The location of this property is convenient for anyone commuting to Spruce Grove, Acheson, or Edmonton!! The Highway frontage is perfect for your Hobby Farm/Garden or home based business dreams! Down the mature tree lined driveway, tucked in the trees, youâ€™ll find a custom built home with vaulted ceilings, all the natural light and so much warmth and charm! The south facing sunroom is a plant lovers dream - where youâ€™ll want to spend those slow sunny days! The open living, dining and kitchen area with vaulted ceilings is the heart of the home. Two bedrooms, a bathroom, laundry room and side porch finish off the main level. The upper loft/bonus room is bright and spacious. One more bedroom and full bath finish off this level. Outside youâ€™ll find fruit trees, flowering shrubs, and plenty of places to choose to set up your back yard oasis. The Barn with attached hay shed has all the storage space, along with the machine shop that offers many opportunities. The possibilities are endless

Built in 2014

Essential Information

MLS® # E4436904

Price \$695,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,850 |
| Acres | 5.26 |
| Year Built | 2014 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 54115 Hwy 44 |
| Area | Rural Sturgeon County |
| Subdivision | None |
| City | Rural Sturgeon County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8T 0J6 |

Amenities

| | |
|----------|--|
| Features | Hot Water Tankless, Sunroom, Vaulted Ceiling, Vinyl Windows, Workshop, See Remarks |
|----------|--|

Interior

| | |
|--------------|---------------------------|
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Cross Fenced, Fenced, Fruit Trees/Shrubs, See Remarks |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|----------------|
| Date Listed | May 15th, 2025 |
|-------------|----------------|

Days on Market 24

Zoning Zone 70

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Listing information last updated on June 8th, 2025 at 9:17pm MDT