

\$79,800 - Twp 580 Rge Rd 260, Rural Sturgeon County

MLS® #E4429959

\$79,800

0 Bedroom, 0.00 Bathroom,
Rural on 2.47 Acres

None, Rural Sturgeon County, AB

Ready for Your Dream Home? 2.47 Acres in Sturgeon County with utilities near the property line and not in a subdivision! Build your future on this quiet and scenic 2.47-acre parcel located in Sturgeon County, just 2 miles northwest of the Legal corner on TWP 580 just west of Rge Rd 260. Looking for a peaceful and natural setting? This almost build-ready parcel is bordered by a small creek and nice grouping of trees to the north east of this flat. Utilities are nearby, with gas and power running past the property lineâ€”making connections quick and convenient. The area is known for high-producing water wells, providing excellent potential for water access. Enjoy the best of rural living with easy access to amenitiesâ€”just a short drive to Morinville and St. Albert via Highway 2. Drawings available for a 2414 SqFt Bungalow. Stop dreaming and start building the home you've always imagined!

Essential Information

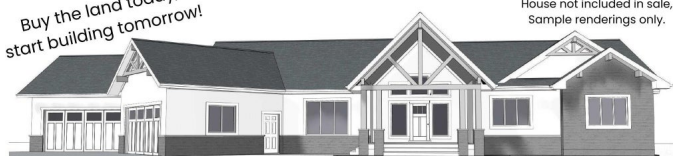
MLS® #	E4429959
Price	\$79,800
Bathrooms	0.00
Acres	2.47
Type	Rural
Sub-Type	Vacant Lot/Land



Buy the land today,
start building tomorrow!

WALKOUT BUNGALOW - 2 414 SQ.FT.

House not included in sale,
Sample renderings only.



ADDRESS:
S.E 1/4 SEC. TWP 58, RGE RD 26, W.4M
STURGEON COUNTY, ALBERTA

DesignEx
Consulting Ltd.
RESIDENTIAL DESIGN & DRAFTING
10000 101 Street, Suite 101
Edmonton, Alberta T6E 4E1
Phone: (780) 443-1111
Email: info@designex.ca

DRAWING LIST
A1 - FRONT & LEFT ELEVATIONS
A2 - REAR & RIGHT ELEVATIONS
A3 - MAIN FLOOR PLAN
A4 - BASEMENT PLAN
A5 - FOUNDATION PLAN
A6 - SECTIONS A, B & SPECS
A7 - SECTIONS C, D & DETAILS
A8 - ENERGY CODE & DETAILS



Status Active

Community Information

Address Twp 580 Rge Rd 260
Area Rural Sturgeon County
Subdivision None
City Rural Sturgeon County
County ALBERTA
Province AB
Postal Code T0G 1L1

Exterior

Exterior Features Backs Onto Park/Trees, Flat Site, Level Land

Additional Information

Date Listed April 9th, 2025
Days on Market 25
Zoning Zone 61

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Listing information last updated on May 4th, 2025 at 8:17pm MDT