

# **\$499,000 - 56510 Range Road 262, Rural Sturgeon County**

MLS® #E4433670

**\$499,000**

2 Bedroom, 1.00 Bathroom, 1,474 sqft

Rural on 5.12 Acres

None, Rural Sturgeon County, AB

Beautiful rural setting, minutes from Morinville and St Albert. This 5.12acre hobby farm has several outbuildings including: a large heated barn (25x50) sitting on a concrete slab with 125Amp power, a steel quonset (45x60) and a double garage/storage building (30x24). The 1.5 storey house is livable, but a fixer-upper. Main floor consists of 1 bedroom, fully functioning kitchen and bathroom. 2nd floor has recently been spray foam insulated and ready for finishing renos with a potential for a full bathroom and 2 bedrooms. Basement is unfinished with high efficient furnace, hot water tank and washer and dryer. Recent upgrades include new shingles and new septic tank and mound.

Built in 1948

## **Essential Information**

MLS® #	E4433670
Price	\$499,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,474
Acres	5.12
Year Built	1948



Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	56510 Range Road 262
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 0X1

### Amenities

Features	Detectors Smoke, Hot Water Natural Gas, No Smoking Home
----------	---

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 1st, 2025
Days on Market	5
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 6th, 2025 at 6:47pm MDT