

## \$400,000 - 56017 Rge Road 261, Rural Sturgeon County

MLS® #E4435447

**\$400,000**

4 Bedroom, 2.00 Bathroom, 1,593 sqft

Rural on 2.47 Acres

None, Rural Sturgeon County, AB

Affordable Country Living Just Minutes from St. Albert and Morinville! Enjoy the peace of the countryside with the convenience of city proximity! This 2.47-acre property offers pavement almost right to your driveway and features an oversized, heated, and insulated double detached garage, a storage shed, and a spacious 1,588 sq. ft. modular home built in 2017. Step inside to soaring vaulted ceilings and a bright, open-concept living area. The kitchen is a dream with ample cabinetry, generous counter space, a moveable island, and a HUGE walk-in pantry. Adjacent to the kitchen is a spacious dining area and a large, inviting living room—perfect for entertaining or relaxing with family. The thoughtfully designed floorplan includes a private primary bedroom with a walk-in closet and a 4-piece ensuite on one end, while the opposite end offers three additional bedrooms and a second 4-piece bathroom. The beautifully landscaped yard features numerous planted trees, providing privacy and a picturesque setting.

Built in 2017

### Essential Information

MLS® # E4435447

Price \$400,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,593
Acres	2.47
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	56017 Rge Road 261
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8R 1P4

### **Amenities**

Features	Deck, Detectors Smoke, No Smoking Home
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Flat Site, Landscaped, Level Land, Private Setting
Construction	Wood
Foundation	Block

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	3
Zoning	Zone 70

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Listing information last updated on May 12th, 2025 at 7:47pm MDT