

## \$799,900 - 55117 Rge Road 263, Rural Sturgeon County

MLS® #E4447601

**\$799,900**

5 Bedroom, 3.50 Bathroom, 1,668 sqft

Rural on 3.48 Acres

None, Rural Sturgeon County, AB

Spacious Bungalow on 3.48 Private Acres – Just 15 Minutes from St. Albert! Enjoy peaceful country living with city convenience in this large bungalow. Recent upgrades include a high-efficiency furnace, hot water tank. You'll love the garage space with both a triple attached and a triple detached garage—perfect for vehicles, hobbies, or storage. The main floor offers 3 bedrooms, including a spacious primary with walk-in closet and 4-piece ensuite, plus a 4-piece main bath and a convenient 2-piece bath off the back entry. The bright and open layout features a large kitchen with island, dining area, living room with a cozy gas fireplace, and main floor laundry. The finished basement adds 2 more bedrooms, a large family room with a wood-burning fireplace, 4-piece bathroom, den, and mechanical room with extra storage. Enjoy plenty of outdoor space for gardening or relaxing—all in a private and serene setting. A fantastic opportunity just outside the city!

Built in 2008

### Essential Information

MLS® # E4447601

Price \$799,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,668                  |
| Acres          | 3.48                   |
| Year Built     | 2008                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 55117 Rge Road 263    |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8R 1P4               |

### Amenities

|          |                                                                                                 |
|----------|-------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, No Smoking Home |
|----------|-------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                  |
| Exterior Features | Creek, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Vegetable Garden |
| Construction      | Wood                                                                                  |
| Foundation        | Concrete Perimeter                                                                    |

### Additional Information

Date Listed July 14th, 2025

Days on Market 20

Zoning Zone 70

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Listing information last updated on August 3rd, 2025 at 8:32am MDT