

# \$315,000 - 57104 Rge Rd 230, Rural Sturgeon County

MLS® #E4448972

## \$315,000

2 Bedroom, 1.00 Bathroom, 840 sqft  
Rural on 2.03 Acres

None, Rural Sturgeon County, AB

Adorable 843 sq ft upgraded bungalow on 2.03 acres - not in a subdivision. Partially landscaped with a vegetable garden, loads of raspberry bushes & hazelnuts, plus chemical-free land since 2019. Page-wire fencing around the whole perimeter & a gated entrance. Huge oversized rebuilt garage, fully insulated & heated with vent & 220V wiring. Exterior vinyl siding & metal roof done in 2024 & vinyl windows throughout & a newer furnace plus a newer deck. The interior is cozy with a entrance off the back deck leading to a country kitchen, living room, 2 bedrooms & a 4 pc bathroom. The basement is great for dry storage & with laundry area as well. Two other storage sheds on the property. Only 7 minutes north of Gibbons. Welcome Home!

Built in 1954

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448972  |
| Price          | \$315,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 840       |
| Acres          | 2.03      |
| Year Built     | 1954      |



|          |                        |
|----------|------------------------|
| Type     | Rural                  |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 57104 Rge Rd 230      |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 1N4               |

### Amenities

|          |                                      |
|----------|--------------------------------------|
| Features | Deck, No Smoking Home, Vinyl Windows |
|----------|--------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                           |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Partially Landscaped, Private Setting, Treed Lot, Vegetable Garden |
| Construction      | Wood                                                                                           |
| Foundation        | Concrete Perimeter                                                                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 60         |

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Listing information last updated on August 3rd, 2025 at 10:02am MDT