

\$640,000 - N/A, Rural Sturgeon County

MLS® #E4451652

\$640,000

9 Bedroom, 3.00 Bathroom, 3,531 sqft
Rural on 11.69 Acres

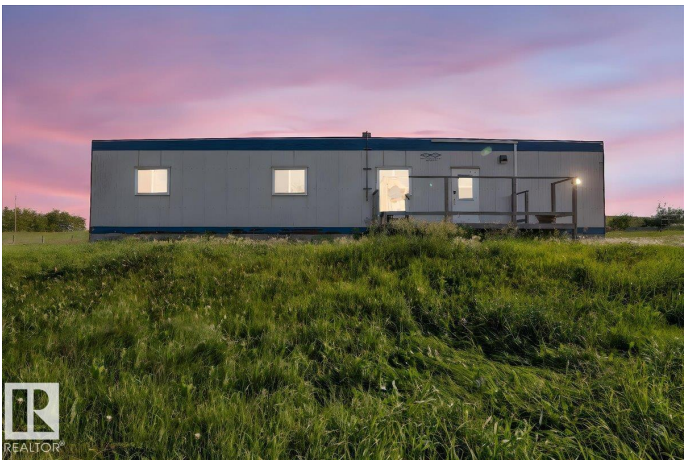
None, Rural Sturgeon County, AB

Unique opportunity on 11.69 acres, perfect for hobbyists or home-based ventures. Conveniently located just 5 minutes from Gibbons and Hwy 28A. Includes two large commercial size shops—one with a loading bay, the other with a mezzanine ideal for office or storage—each with 200-amp power. The property features five BMR-style mobile homes joined together all have AC , offering 9 bedrooms, 3 bathrooms, and 3,530 sq ft of fully serviced, single-level living space. Drilled wells, this flexible setup suits both lifestyle and light business use.

Built in 1975

Essential Information

MLS® #	E4451652
Price	\$640,000
Bedrooms	9
Bathrooms	3.00
Full Baths	3
Square Footage	3,531
Acres	11.69
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active



Community Information

Address	N/A
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N0

Amenities

Features	Detectors Smoke, R.V. Storage, Workshop, Exterior Walls 2"x8"
----------	---

Interior

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

Exterior

Exterior Features	Flat Site, No Back Lane, Not Fenced, Schools
Foundation	Block

Additional Information

Date Listed	August 6th, 2025
Days on Market	43
Zoning	Zone 60

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 September 18th, 2025 at 12:17pm MDT