\$425,000 - 23427 Twp Rd 574, Rural Sturgeon County

MLS® #E4453628

\$425,000

1 Bedroom, 1.00 Bathroom, 480 sqft Rural on 14.43 Acres

None, Rural Sturgeon County, AB

"A Rare Find" A Homestead Farm on 14.43 acres located in Sturgeon County! This unique property is zoned Agricultural which offers a lot of benefits! Only 10 mins N of Bon Accord off Lily Lake Rd & 30 mins from Edmonton. This property offers endless possibilities for hobby farmers, a home-based business, livestock & horse owners etc. There's an impressive 60 x 170 BARN with 31 stalls, concrete floors. heated, metal roof, upper level with numerous pens. Ideal space for raising chickens. Plus a 2pc bathroom & office tack room. 2 large outbuilding, Grain Bin, 40 x 50 Pole Shed & Sea Can. 3 septic tanks on the property, natural gas & yard lights. Well maintained cross fencing with many paddocks. The 1945 main house needs extensive renovations before it can be occupied. The 2nd home needs renovations & it would be a perfect in-law suite or bed & breakfast. The yard site has a private & peaceful setting. It's a perfect location to build your dream home & make memories. This property is one of a kind!







Built in 1930

Essential Information

MLS® # E4453628 Price \$425,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 480

Acres 14.43

Year Built 1930

Type Rural

Sub-Type Detached Single Family

Style Raised Bungalow

Status Active

Community Information

Address 23427 Twp Rd 574

Area Rural Sturgeon County

Subdivision None

City Rural Sturgeon County

County ALBERTA

Province AB

Postal Code T8R 1L2

Amenities

Features See Remarks

Interior

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood

Exterior Features Fenced, Golf Nearby, Hillside, Private Setting, Treed Lot, See Remarks

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed August 19th, 2025

Days on Market 81

Zoning Zone 60

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