

# \$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
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### **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	30
Zoning	Zone 60

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