

## **\$639,900 - 45, 55305 Rr 242, Rural Sturgeon County**

MLS® #E4454760

**\$639,900**

5 Bedroom, 2.50 Bathroom, 1,339 sqft

Rural on 3.01 Acres

Sturgeon View, Rural Sturgeon County, AB

**DON'T MISS THIS INCREDIBLE OPPORTUNITY!** Come check out this fully finished 1339 sq. ft., 5-bedroom Bi-level home on 3.01 acres in the sought-after Sturgeon View Estates subdivision. The main floor features a bright, spacious living room with cozy carpet and a large window, a generous kitchen with plenty of cabinets, countertops, white appliances, and patio doors opening to a large deck. Primary bedroom includes dual closets and a 2-piece ensuite, along with two junior bedrooms, a 4-piece bath, and main floor laundry. The basement offers a large family room, three additional bedrooms, and a 3-piece bathroom, with access to the oversized double garage that includes workbenches, 220 wiring, and cistern access (currently not in use). The expansive backyard is filled with beautiful trees and offers plenty of privacy. The property also includes an A-frame cabin (in need of some repairs) and several storage sheds. Conveniently located near Morinville and Edmonton, with paved roads leading right to the property!

Built in 1978

### **Essential Information**

MLS® # E4454760

Price \$639,900



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,339
Acres	3.01
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	45, 55305 Rr 242
Area	Rural Sturgeon County
Subdivision	Sturgeon View
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1Y1

### Amenities

Features	Deck
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 25th, 2025
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Days on Market 2

Zoning Zone 60

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