

\$448,500 - 56118 Rge Road 240, Rural Sturgeon County

MLS® #E4458153

\$448,500

3 Bedroom, 2.00 Bathroom, 1,211 sqft

Rural on 2.47 Acres

None, Rural Sturgeon County, AB

Welcome to this beautifully maintained 2.45 acres, minutes to Bon Accord & only 15 min to Edmonton on Sunnyside Road! This picturesque property is serviced with city water and features a mature, treed setting with open views - an ideal spot for a 2nd residence or future building site! The renovated modular home offers an open floor plan with vaulted ceilings and skylights, creating a bright and inviting atmosphere. Updates include new flooring, lighting, paint, doors and baseboards throughout. The spacious kitchen features new stainless appliances and loads of room for friends and family to gather for meals - while the living room is highlighted by a cozy wood stove for cool evenings. The thoughtful layout has the primary suite privately located at one end of the home, with the 2 additional bedrooms and full bathroom at the opposite end. Outside, you'll find a double detached garage, numerous storage sheds and plenty of space to enjoy the peace and quiet of country living. Move in ready with room to grow!

Built in 2007

Essential Information

MLS® #	E4458153
Price	\$448,500
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,211
Acres	2.47
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	56118 Rge Road 240
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

Amenities

Features	No Animal Home, No Smoking Home
----------	---------------------------------

Interior

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

Exterior

Exterior	Modular
Exterior Features	Fenced, Low Maintenance Landscape, Private Setting, Rolling Land, Schools, Shopping Nearby, See Remarks
Construction	Modular
Foundation	Piling

Additional Information

Date Listed	September 16th, 2025
-------------	----------------------

Days on Market 53

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 November 8th, 2025 at 2:02pm MST